

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026106862 2 PG(S)

8/5/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529037

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331340-419555

Doc Stamp-Deed: \$10,500.00

Consideration: \$1,500,000.00
Doc Stamps: \$10,500.00
Recording Fee: \$18.50

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective this 5th day of August, 2026, by BriGi, LLC, a Florida limited liability company ("Grantor"), to D.R. Miller Properties, LLC, a Florida limited liability company, whose post office address is 2181 Dog Kennel Rd., Sarasota, FL 34240 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 3, PALEO PARK OF COMMERCE, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 43, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0219040030.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESSES:

Witness #1 Sign: Nalyara Piedra
Witness #1 Print Name: Nalyara Piedra
Witness #1 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

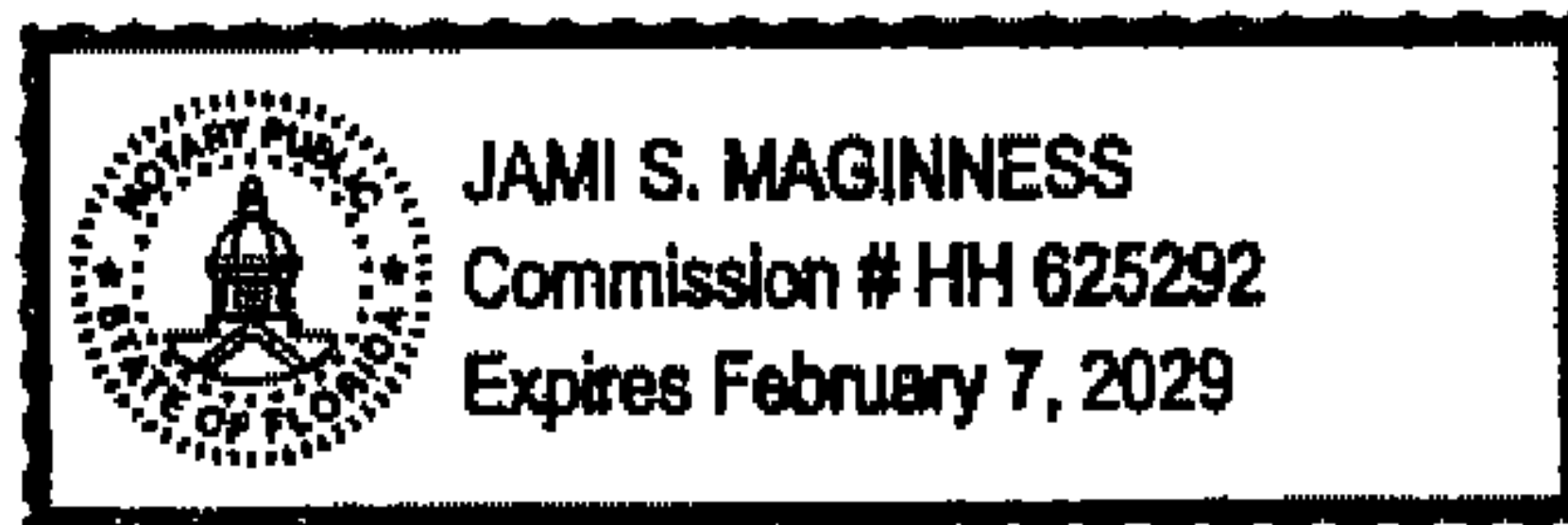
Witness #2 Sign: Jami S. Maginness
Witness #2 Print Name: Jami S. Maginness
Witness #2 Address: 240 S Pineapple Ave Ste 1000
Sarasota, FL 34236

BriGi, LLC,
a Florida limited liability company

By: Virginia A. Rogers
Virginia A. Rogers, as its Manager
Address: 10 Sarasota Center Boulevard
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 5th day of August, 2026, by Virginia A. Rogers, as Manager of
BriGi, LLC, a Florida limited liability company.



Jami S. Maginness
Notary Public
Print Name: Jami S. Maginness
My Commission Expires: 2/7/29

Personally Known ☒ (OR) Produced Identification _____
Type of identification produced N/A