

8/7/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530017

Doc Stamp-Deed: \$1,020.60

Prepared by and return to:  
Donald W. Scarlett, Jr., Esq.  
Ulrich Scarlett Watts & Dean, P.A.  
713 S Orange Ave, Ste 201  
Sarasota, FL 34236  
(941) 955-5100

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 6th day of August, 2026 between RAAD Realty, LLC, a Florida limited liability company whose post office address is 4048 Las Palmas Way, Sarasota, FL 34238, grantor, and Crayton Ellis Kasten whose post office address is 930 La Costa Cir, # 2, Sarasota, FL 34237, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Unit 2, Building 930, PARK VIEW Condominium, according to the Declaration of Condominium thereof recorded in O.R. Instrument No. 2005108535, as amended, of the Public Records of Sarasota County, Florida.

Parcel Number: 2028031040

**Subject** to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

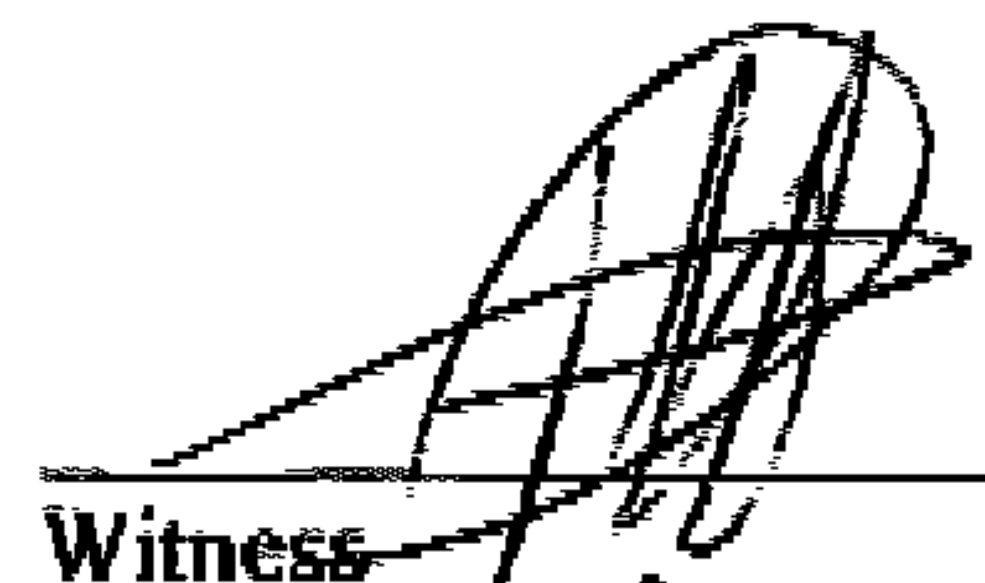
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness  
Printed Name: Donald W. Scarfe Jr.  
P.O. Address: 713 S Orange Ave Ste 201  
Sarasota, FL 34230

**RAAD Realty, LLC,**  
a Florida limited liability company

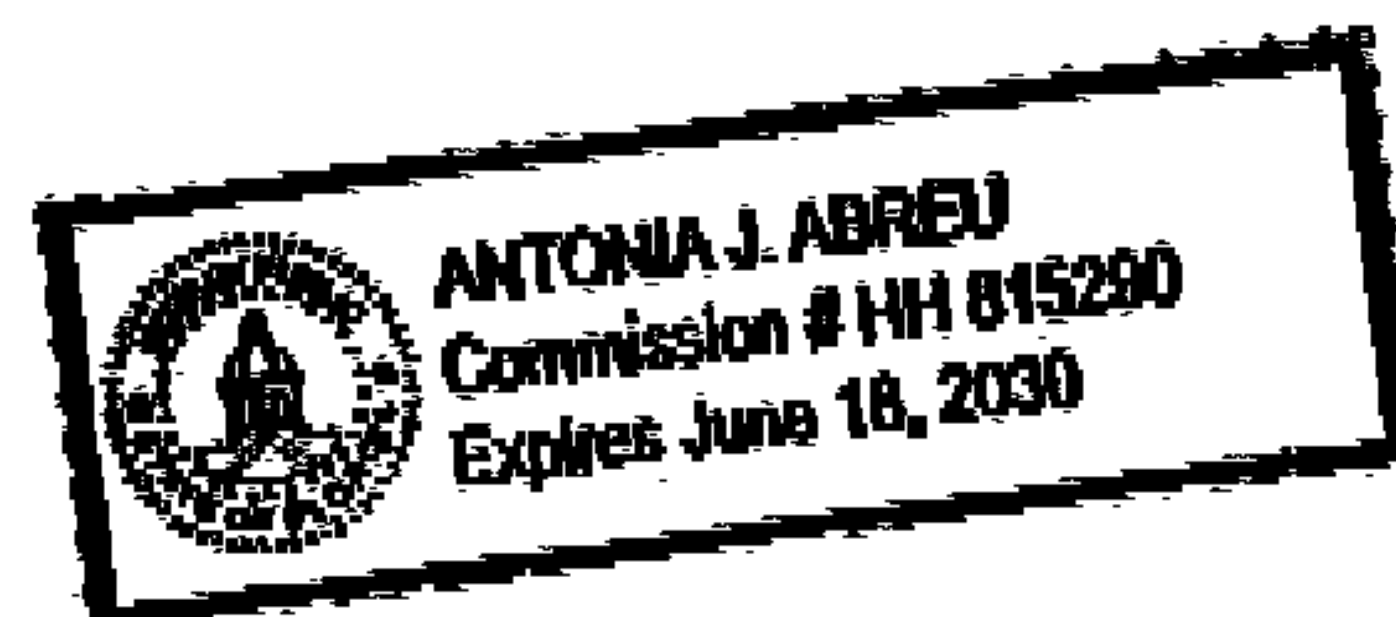
By:   
Audrey Landers, Manager/Member

  
Witness  
Printed Name: Antonia J. Abreu  
P.O. Address: 713 S Orange Ave Ste 201  
Sarasota, FL 34230

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of August, 2026 by Audrey Landers, Manager/Member of RAAD Realty, LLC, a Florida limited liability company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_