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INSTRUMENT # 2026108380 3 PG(S)

8/10/2026 12:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530397

Doc Stamp-Deed: \$3,957.80

This instrument prepared by and return to:
Stephen D. Rees, Jr., Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 10th day of August 2026 by **Visterra Associates, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantor"), to **Neal Communities of Southwest Florida, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, FL 34240 (hereinafter referred to as "Grantee").

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

See attached Exhibit A

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2026 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is vacant and unimproved and is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

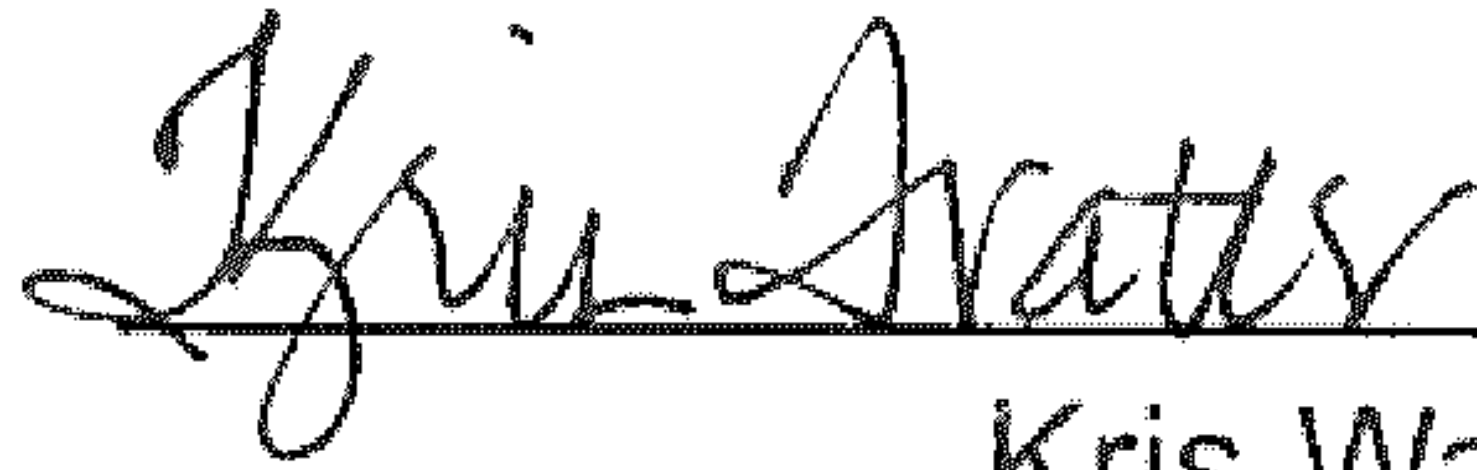
Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through and under Grantor.

[Signature on Following Page]

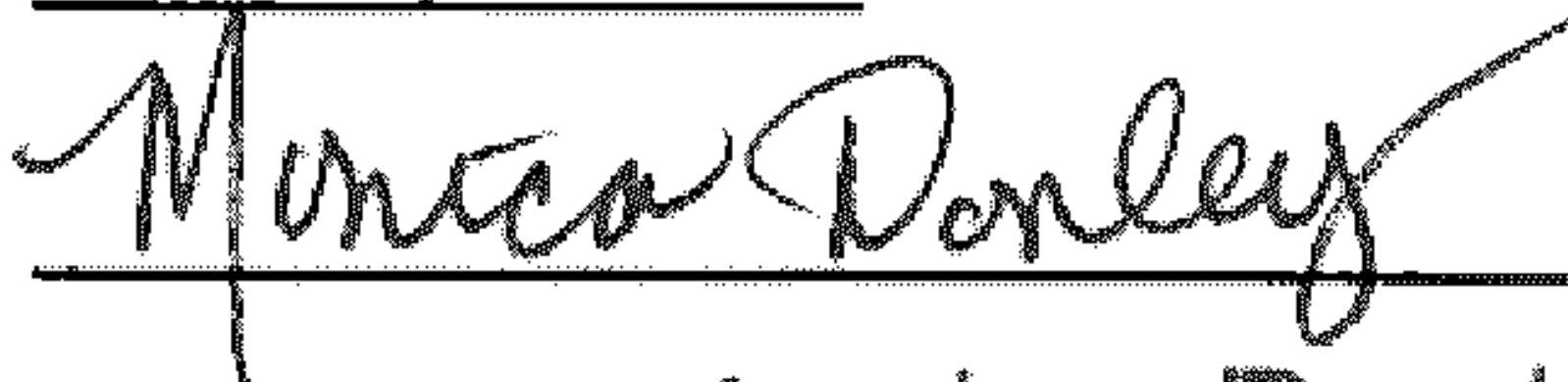
IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

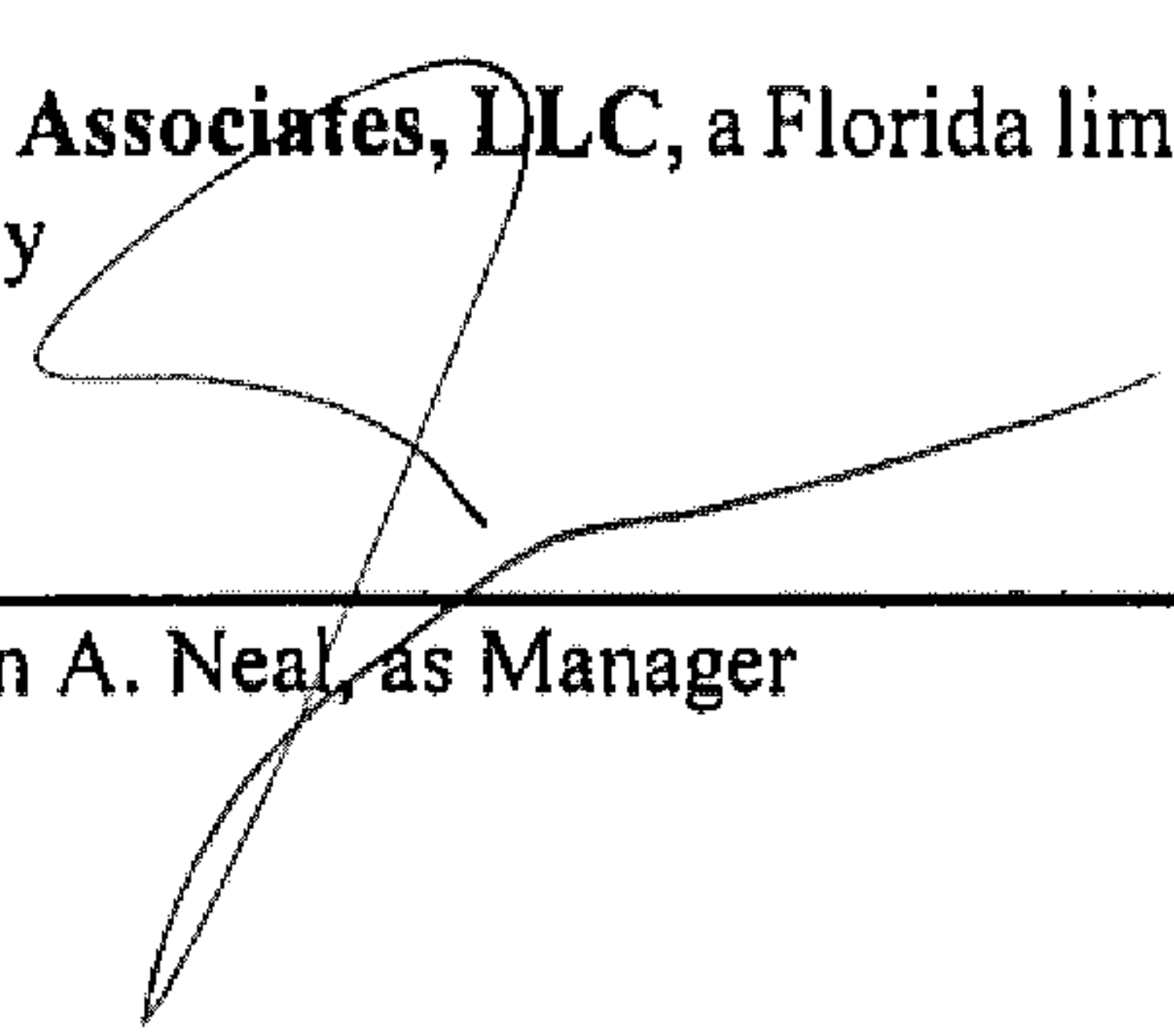


Print Name: Kris Watts
Address: 5800 Lakewood Ranch Blvd
Sarasota, FL 34240



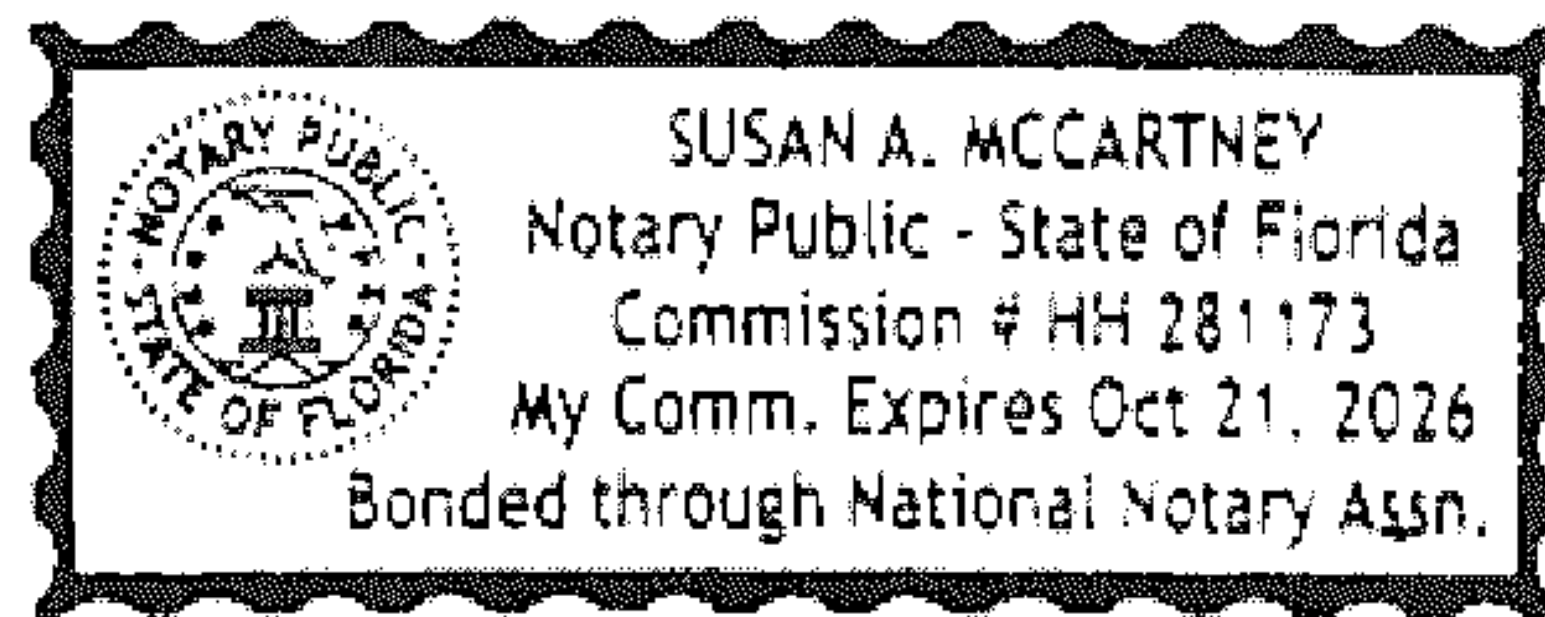
Print Name: Monica Donley
Address: 5800 Lakewood Ranch Blvd
Sarasota, FL 34240

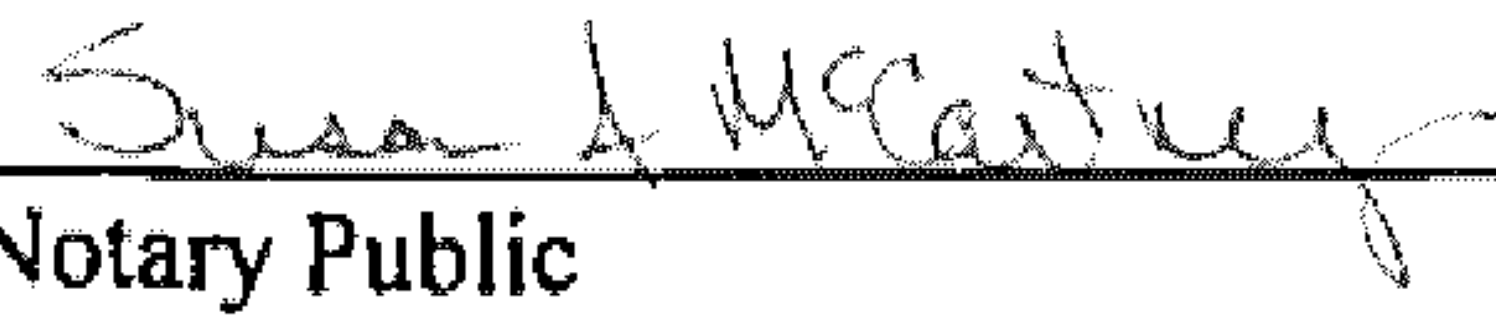
Visterra Associates, LLC, a Florida limited liability
company

By: 
John A. Neal, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 4 day of August 2026 by **John A. Neal, as Manager of Visterra Associates, LLC**,
a Florida limited liability company, on behalf of the Company, who is ☒ personally known to me or
☐ who has produced _____ as identification.





Notary Public

Print Name

Title or Rank

Serial Number if any

EXHIBIT "A"

Lots 13, 14, 69, 70, 97 and 98, Vistera, Phase 1, according to the plat thereof, as recorded in Plat Book 56, Page 420, of the Public Records of Sarasota County, Florida.