

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109194 2 PG(S)

8/11/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531126

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,695.00

File No.: 2026-07-4768

Parcel ID Number: 2006161015

WARRANTY DEED

This WARRANTY DEED, made August 11, 2026, by **MARION PARK FOREST APARTMENTS LLC, AN INDIANA LIMITED LIABILITY COMPANY**, whose address is 236 East Main Street, Gas City, IN 46933 (the "Grantor"), to **SK STRAND II LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 7850 Valderrama Way, Lakewood Ranch, FL 34202 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$385,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

UNIT A215, THE STRAND OF SARASOTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. INSTRUMENT NO. 2022015015 AND AS PER CONDOMINIUM BOOK 48, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Keisela Lee
Signature
Witness Printed Name Keisela Lee
Witness #1 Address _____
603 Fulton Rd Tallahassee FL 32312

Tangla Akins
Signature
Witness Printed Name Tangla Akins
Witness #2 Address _____
14380 SR 64 E #3410 Bradenton FL 34211

Marion Park Forest Apartments LLC, an Indiana
Limited Liability Company
By: Caleb P. Crandall
Caleb P. Crandall, Member

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on August 10th 2026, by Caleb P. Crandall as Member of Marion Park Forest Apartments LLC, an Indiana Limited Liability Company, who is/are ☐ personally known to me or who has/have ☒ produced Indiana DL as identification.



Notarized online using audio-video communication

Tangla Akins
Notary Public
Print Name: Tangla Akins
My Commission Expires: 10/27/2027