

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026111192 2 PG(S)**

**8/14/2026 2:09 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3532894**

Prepared by and return to:

Rainier Altieri, Esq.

Najmy Thompson, P.L.

1401 8<sup>th</sup> Avenue West

Bradenton, Florida 34205

941-748-2216

**Doc Stamp-Deed: \$47,600.00**

Parcel Identification No.: 26-7518

Consideration: \$6,800,000.00

**WARRANTY DEED**

**THIS INDENTURE** made this 13th day of August, 2026 between **723 BLVD OF THE PRESIDENTS LLC, a Florida Limited Liability Company** ("Grantor"), whose post office address is 1401 8<sup>th</sup> Avenue West, Bradenton, FL 34205, and **723 PRESIDENTS LLC, a Florida Limited Liability Company**, whose post office address is 1401 8<sup>th</sup> Avenue West, Bradenton, FL 34205 ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" shall refer to singular or plural, feminine or masculine, where appropriate, and 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 consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

LOT 3, DERRINGER'S RESUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**SUBJECT TO** all property taxes for the current year, reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

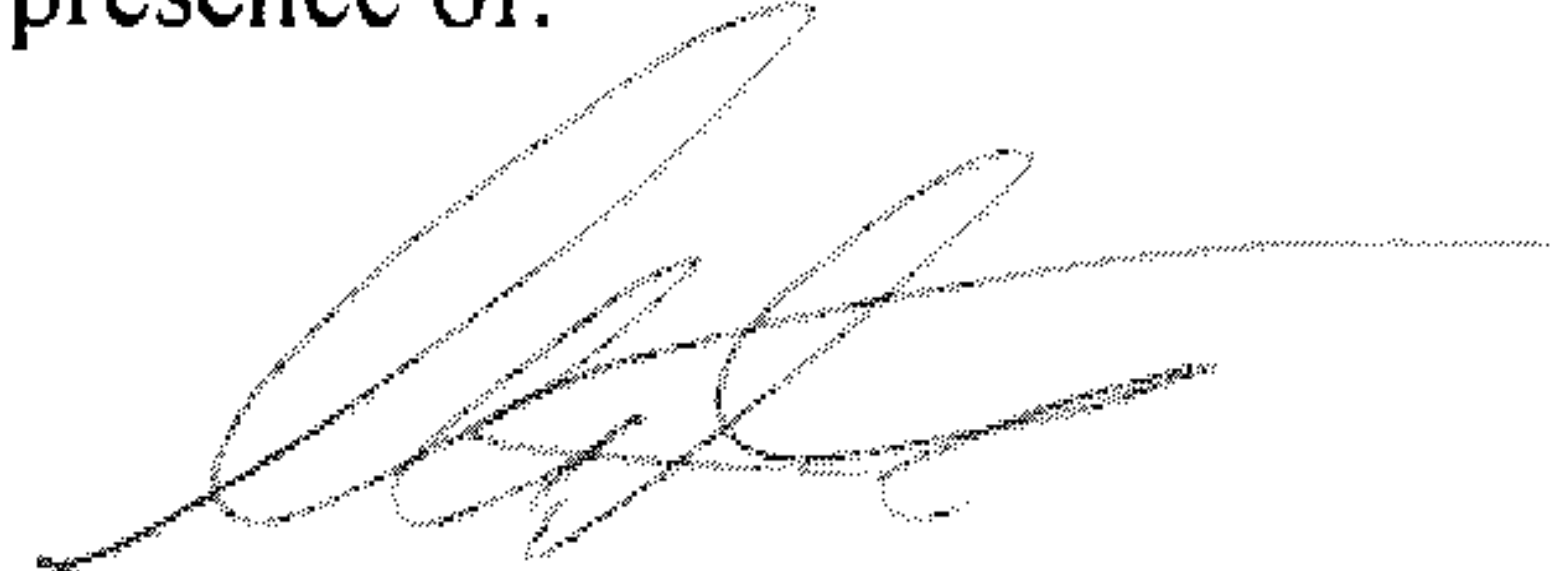
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND THE** said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever."

IN WITNESS WHEREOF, the undersigned have executed or caused to be executed these presents on the day and year first above written.

Signed, sealed, and delivered as to all Grantors in the presence of:

  
\_\_\_\_\_  
Witness 1 Signature  
Christine E. Pratley

\_\_\_\_\_  
Witness 1 Printed Name  
  
1401 8th Ave. W.  
\_\_\_\_\_  
Bradenton, FL 34205

\_\_\_\_\_  
Witness 1 Post Office Address

  
\_\_\_\_\_  
Witness 2 Signature  
Rainier Altieri  
\_\_\_\_\_  
Witness 2 Printed Name

\_\_\_\_\_  
1401 8th Ave. W.  
Bradenton, FL 34205  
\_\_\_\_\_  
Witness 2 Post Office Address

723 BLVD OF THE PRESIDENTS LLC, a  
Florida limited liability company

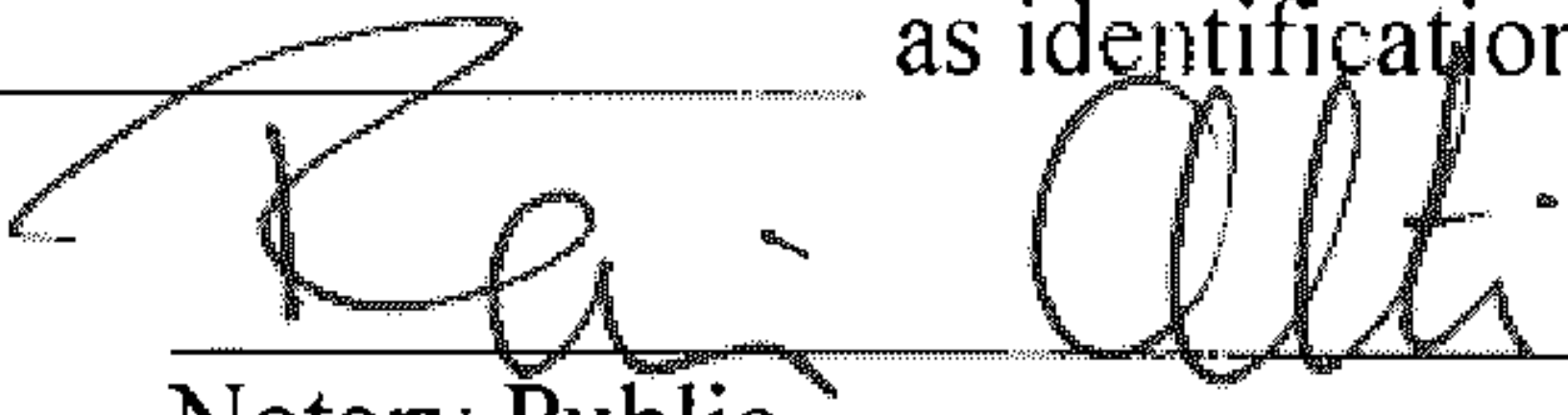
  
\_\_\_\_\_  
Shawn T. Kaleta, Manager

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of August, 2026 by Shawn T. Kaleta, as Manager of 723 Blvd of the Presidents LLC, a Florida limited liability company. They are (check one) ☒ personally known to me or ☐ have produced \_\_\_\_\_ as identification.



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