

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111570 2 PG(S)

8/17/2026 11:16 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533222

Consideration: \$10.00

Documentary stamp taxes: \$1,128.75*

Document Prepared by:

M.L. Miller Law, PLLC

Mariah Miller, Esq.

625 Tamiami Trail N

Venice, FL, 34285

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0377161005

(For Informational purposes only)

Prepared without a Title Examination

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 13 day of August, 2026, by and between **Daniel Dinka, a single man**, whose address is 103 Triple Diamond Blvd., STE 5, North Venice, FL 34275 (hereinafter "GRANTOR"), and **DDEQ, LLC, a Florida limited liability company**, whose address is 103 Triple Diamond Blvd., STE 5, North Venice, FL 34275 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed, confirmed, and sold to said GRANTEE and GRANTEE's successors, and assigns forever, the following described property, including improvements thereon, situated in **Sarasota County**, Florida to wit:

UNIT 5, KNIGHTS TRAIL BUSINESS SUITES BLDG. B, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2006090096, AND ALL EXHIBITS AND AMENDMENT THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 39, PAGE(S) 25, 25A and 25B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

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

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that GRANTOR has good right and lawful authority to convey same; and that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

*Documentary Stamp Transfer Taxes are based on the remaining principal amount of the mortgage.

(acknowledgement signature on the following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands and seals he day and year first above written.

Signed, sealed and delivered our presence:

WITNESSES:

(1) [Signature]

Print Name: Stephen Fischer

Address: 625 Tamiami Trl N
Venice FL 34285

(2) [Signature]

Print Name: Mariah Miller

Address: 625 Tamiami Trl N
Venice FL 34285

GRANTOR:

By: [Signature] [Signature]

Daniel Dinka

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13 day of August, 2026 by Daniel Dinka.

[Signature]

Signature of Notary Public

Print. Type/Stamp Name of Notary Public



Personally Known: X OR Produced Identification _____

Type of Identification Produced: _____

Commission Expires: _____