

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112031 2 PG(S)

Prepared by:
Amanda C. Tullidge, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 40168.010

8/17/2026 3:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533632

Documentary Stamps in the amount
of \$39,550.00 are affixed hereto.

Doc Stamp-Deed: \$39,550.00

GENERAL WARRANTY DEED

Made this August 17, 2026 A.D. by **Chipping Lane LLC**, a Florida limited liability company, whose address is 3120 Gulf of Mexico Dr., Longboat Key, Florida 34228, hereinafter called the grantor, to **Richard Wilson and Stephanie Wilson, husband and wife**, whose address is 530 Chipping Ln., Longboat Key, Florida 34228, hereinafter collectively called 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 7, Block G, COUNTRY CLUB SHORES, UNIT FIVE, SECTION TWO, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 17, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0009100014

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

Subject To valid reservations, restrictions and easements of record.

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.

[Signature Page Follows]

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

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature]

Witness #1 Printed Name: Margarita A. Moroz

Chipping Lane LLC, a Florida limited liability company

By: [Signature]
Mark A. Ursini, as Manager

Address: 4033 Crockers Lake Blvd
Unit 1923, Sarasota FL 34238

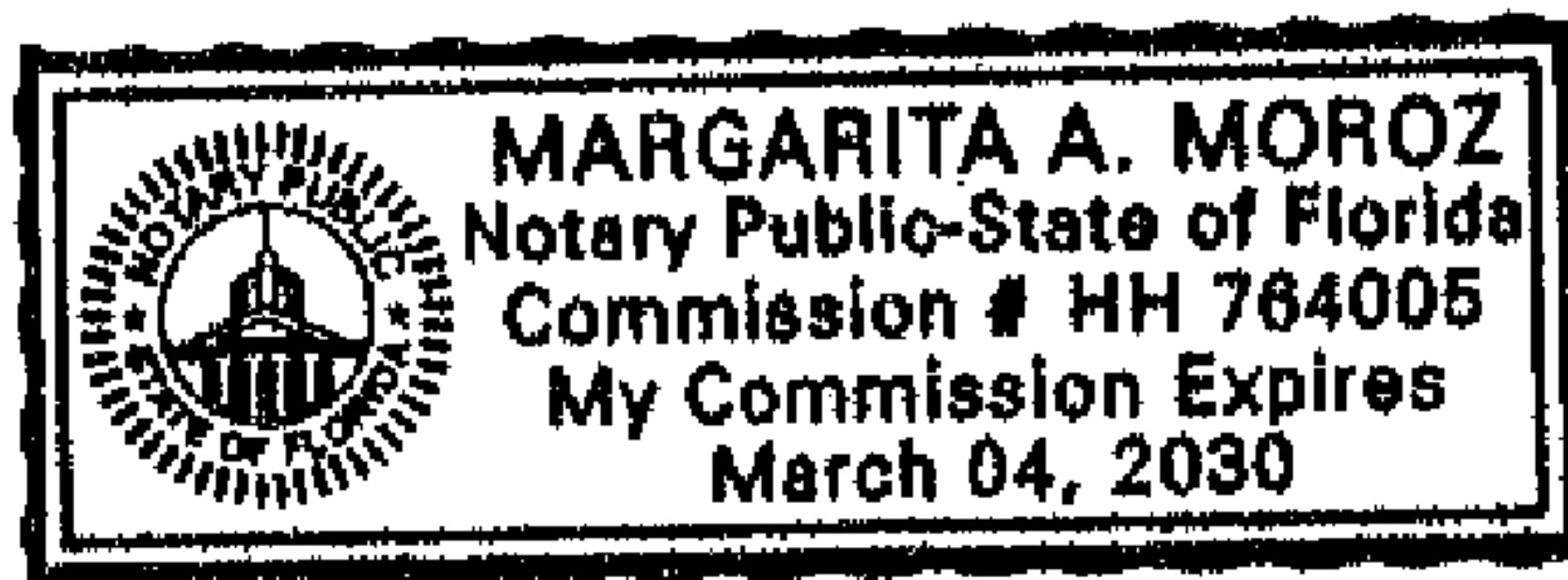
Witness #2 Signature: [Signature]

Witness #2 Printed Name: IAN GREENBERG

Address: 5904 CARRIAGE DR.
SARASOTA, FL 34243

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2026, by Mark A. Ursini, as Manager of Chipping Lane LLC, a Florida limited liability company, on behalf of Chipping Lane LLC, a Florida limited liability company, ☒ who is personally known to me or ☐ who has produced _____ as identification.



[Signature]
Notary Public
Print Name: Margarita A. Moroz
My Commission Expires: 3/4/2030