

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113488 2 PG(S)**

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6799

8/20/2026 11:02 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3534909

Doc Stamp-Deed: \$11,704.00

Purchase Price: \$1,672,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$11,704.00
Parcel Identification No.: 0081100053

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **18th day of August, 2026**, between **Karland, LLC**, a Florida Limited Liability Company, whose post office address is **1251 Southport Drive, Sarasota, FL 34242**, Grantor, to **Michael R. Block and Angelia Block**, as Trustees of The Block Family Trust dated January 11, 2006, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is **5121 Oxford Dr, Sarasota, FL 34242**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 28, Block 24, SIESTA BEACH, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 167, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Justin Holiday
Printed Name: Justin Holiday
P.O. Address: 8534 Woodcreek DR
Florence Ky

Karland, LLC, a Florida Limited Liability Company

By: John V. Walker, III
John V. Walker, III, as Manager

WITNESSES #2:

Vensha Holiday
Printed Name: Vensha Holiday
P.O. Address: 8534 Woodcreek DR
Florence Ky

STATE OF Kentucky
COUNTY OF Grant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2026, by John V. Walker, III, as Manager of Karland, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☐ who has/have produced FL Drivers License as identification.

Justin Holiday
Signature of Notary Public

Justin Holiday
Print, Type/Stamp Name of Notary

