

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
1901 Ulmerton Rd., Ste 470
Clearwater, FL 33762

8/20/2026 3:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535310

Doc Stamp-Deed: \$13,381.20

Parcel ID: 0786011001

Consideration: \$1,911,535.00

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (the "Deed") is made as of the 20th day of August, 2026 by **CASTO-CCM WP MOB OWNER LLC**, a Florida limited liability company, having an address of 6562 University Parkway, Suite 210, Sarasota, Florida 34240 ("Grantor"), to **VENICE TAMIAI TRAIL MOB LLC**, a Florida limited liability company, having an address of 5600 Mariner Street, Suite 140, Tampa, Florida 33609 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land lying and situate in Sarasota County, Florida, to-wit:

SEE ATTACHED EXHIBIT A (the "Property").

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hercof.

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. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Mary Ann Ferrilli
Name: Mary Ann Ferrilli
Address: 6562 University Pkwy St 210
Sarasota, FL 34240
[Signature]
Name: Dorothy Goodman
Address: 6562 University Pkwy St 210
Sarasota FL 34240

GRANTOR:

CASTO-CCM WP MOB OWNER LLC,
a Florida limited liability company

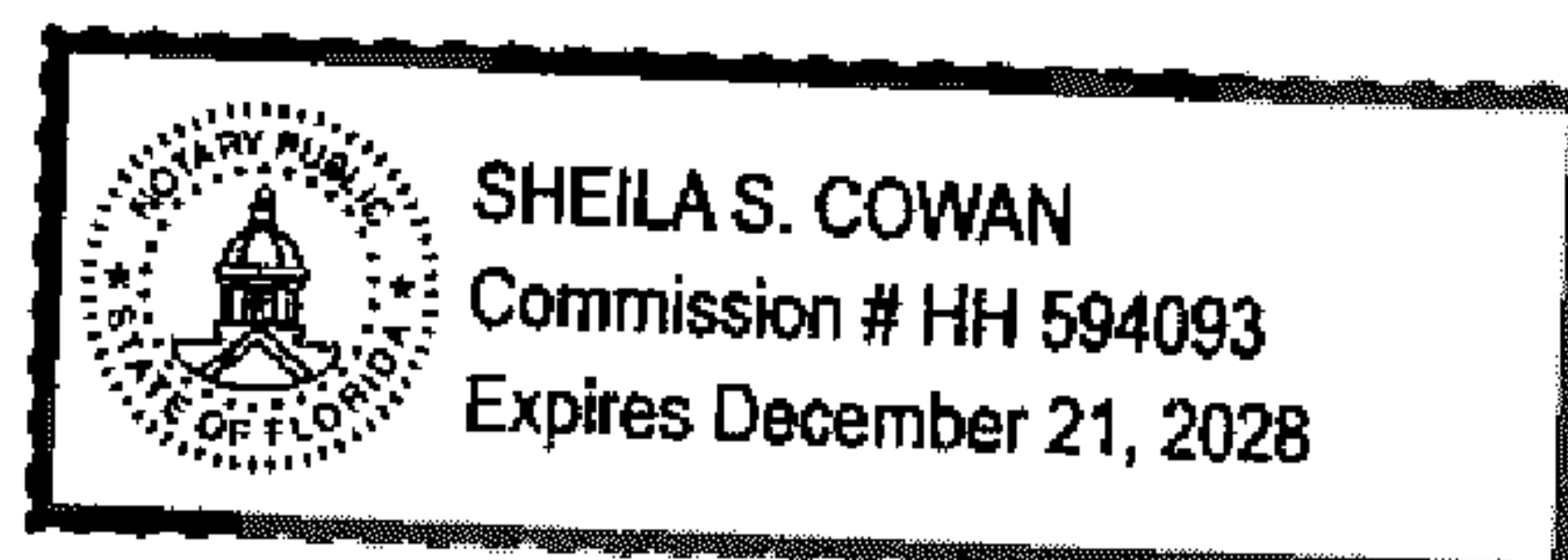
By: CASTO-CCM WP MOB, LLC, a Florida limited liability company, its sole Member

By: [Signature]
Name: J. Brett Hutchens
Title: Authorized Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

Executed and acknowledged before me by means of (check one): ☒ physical presence; or ☐ online notarization this 30 day of July, 2026, by J. Brett Hutchens in his capacity as Authorized Manager of **CASTO-CCM WP MOB LLC**, a Florida limited liability company, sole Member of **CASTO-CCM WP MOB OWNER, LLC**, a Florida limited liability company. He/She (check one): ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)



Sheila S. Cowan
Notary Public Sheila S. Cowan
State of FLORIDA
My commission expires: _____

Exhibit A
Legal Description

Unit 1, THE MEDICAL CENTER AT WELLEN PARK, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2024117872, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of WELLEN PARK VILLAGE E, recorded in Plat Book 55, Page 401, of the Public Records of Sarasota County, Florida, as affected by Partial Release of Easement recorded in the Official Records as Numbers 2022137744, 2022161839, 2022161913, 2022189073, 2023008540, 2023009551, 2023014082, and 2023019190.
3. Declaration of Covenants, Conditions, Easements, and Restrictions for West Villages Commercial Centers recorded in the Official Records as Instrument Number 2018098599, as affected by First Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions for West Villages Commercial Centers recorded in the Official Records as Instrument Number 2022002523, and by Second Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions for West Villages Commercial Centers recorded in the Official Records as Instrument Number 2023162744, Public Records of Sarasota County, Florida, including but not necessarily limited to the following:
 - a) provisions creating easements.
4. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940 Page 1363 and Official Records Book 3002, Page 1261, Public Records of Sarasota County, Florida.
5. Use restrictions in Paragraph 1 of the Declaration of Restrictive Covenants and Rights recorded in the Official Records as Instrument Number 2021153734, Public Records of Sarasota County, Florida.
6. Declaration of Utility Easement by Taylor Ranch, Inc., a Florida corporation recorded in the Official Records as Instrument Number 1998166153, Public Records of Sarasota County, Florida.
7. The property lies within the boundaries of the West Villages Improvement District and is subject to the rules and regulations thereof and the levying of assessments thereunder, including, but not necessarily limited to the following related documents:
 1. Notice of Establishment of West Villages Improvement District and its Unit of Development No. 1 recorded under Official Records Instrument Number 2004223490;
 2. West Villages Improvement District Unit 1 of Development No. 1 Notice of Series 2017 Special Assessments and Government Lien of Record recorded under Official Records Instrument Number 2017111575;
 3. Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), recorded under Official Records Instrument Number 2017111576;
 4. Declaration of Consent to Jurisdiction of West Village Improvement District and to Imposition of Special Assessments (Unit of Development No.1), recorded under Official Records Instrument Number 2017111580;
 5. Resolution 2017-03 recorded under Official Records Instrument Number 2017111585;
 6. Notice of Establishment of the West Villages Improvement District Unit of Development No. 5 recorded under Official Records Instrument Number 2017128391;
 7. Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1 recorded under Official Records Instrument Number 2018000839;

8. Resolution 2018-10 recorded under Official Records Instrument Number 2018084717;
9. Notice of Establishment of the West Villages Improvement District Unit of Development No. 6 recorded under Official Records Instrument Number 2018142894;
10. Resolution 2018-22 recorded under Official Records Instrument Number 2018154491;
11. Notice of Establishment of the West Villages Improvement District of Development No. 7 recorded under Official Records Instrument Number 2018164671;
12. West Villages Improvement District Notice of Imposition of Master Special Assessment Lien (Unit 7) recorded under Official Records Instrument Number 2019007882;
13. Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit Development No. 7 - Master Infrastructure), recorded under Official Records Instrument Number 2019048577;
14. Collateral Assignment and Assumption of Development Rights relating to Unit of Development No. 7 - Master Infrastructure, recorded under Official Records Instrument Number 2019048579;
15. Agreement Regarding the True-Up and Payment of Special Assessments for Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2019 (Master Infrastructure), recorded under Official Records Instrument 2019048581;
16. West Villages Improvement District Unit of Development No. 7 Notice of Series 2019 Special Assessments (Master Infrastructure) and Government Lien of Record recorded under Official Records Instrument Number 2019052599;
17. Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1 (Diocese Property & Hospital Property recorded under Official Records Instrument Number 2022119302;
18. West Villages Improvement District Unit of Development No. 1 Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record recorded under official Records Instrument Number 2022198138;
19. Notice of Amended Boundary of the West Villages Improvement District recorded under Official Records Instrument Number 2022121327;
20. Amended and Restated Notice of Establishment of the West Villages Improvement District of Development No. 6 recorded under Official Records Instrument Number 2022121328;
21. Amended and Restated Notice of Establishment of the West Villages Improvement District of Development No. 7 recorded under Official Records Instrument Number 2022121329;
22. Amended and Restated Notice of Establishment of West Villages Improvement District Unit of Development No. 1 recorded under Official Records Instrument Number 2022198036;
23. Amended and Restated Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1 recorded under Official Records Instrument Number 2022198195;
24. West Villages Improvement District Amended and Restated Unit of Development No. 7 Notice of Series 2019 Special Assessments (Master Infrastructure) and Government Lien of Record recorded under Official Records Instrument Number 2023004892;
25. West Villages Improvement District Amended and Restated Notice of Imposition of Master Special Assessment Lien (Unit No. 7), recorded under Official Records Instrument Number 2023004893, and
26. Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 7 (Master Infrastructure and Village B Parcel) recorded under Official Records Instrument Number 2023005067.

AND

Any liens created or levied pursuant to Chapter 190, Florida Statutes, relating to community development districts, which are not yet due and payable.

8. Restrictive Covenant recorded in the Official Records as Instrument Number 2018128694, and

Amendments to Restrictive Covenant recorded in the Official Records as Instrument Numbers 2021097941 and 2022071570, Public Records of Sarasota County, Florida.

9. Irrigation Water Supply Agreement recorded in the Official Records as Instrument Number 2018159052, as amended in the Official Records as Instrument Numbers 2021205095 and 2022123786, Public Records of Sarasota County, Florida.
10. Repurchase option in Special Warranty Deed made April 6, 2023 by and between Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, formerly known as Thomas Ranch Partners North Port, LLLP, the grantor, and CASTO-CCM WP MOB OWNER, LLC, a Florida limited liability company, the grantee, recorded in the Official Records as Instrument Number 2023056174, as modified by Extension Agreement of Special Warranty Deed recorded September 7, 2023 under Official Records Instrument Number 2023138703, as modified by Amendment to Special Warranty Deed recorded September 30, 2024, under Official Records Instrument Number 2024131874, and as modified by Second Extension Agreement of Special Warranty Deed recorded October 14, 2024 under Official Records Instrument Number 2024135771, all of the Public Records of Sarasota County, Florida.
11. Assignment of Entitlements by and between Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, Casto-CCM WP MOB Owner, LLC, a Florida limited liability company, and Wellen Park Rehab, LP, a Delaware limited partnership, dated September 25, 2024 and recorded September 30, 2024 in Official Record Instrument Number 2024131873, of the Public Records of Sarasota County, Florida.
12. All of the terms, conditions, easements, restrictions, reservations and other provisions of that certain Declaration of Condominium for The Medical Center at Wellen Park, a Commercial Condominium, and the exhibits and attachments thereto, recorded August 28, 2024 in Official Record Instrument Number 2024117872, of the Public Records of Sarasota County, Florida, as may be further amended.
13. Temporary Construction Easement by and between CASTO-CCM WP MOB OWNER, LLC, a Florida limited liability company, Grantor, and Wellen Park Rehab, LP, a Delaware limited partnership, Grantee, recorded November 8, 2024, in Official Records Instrument No. 2024148557.
14. Temporary Construction and Permanent Storm Water Easement by and between CASTO-CCM WP MOB OWNER, LLC, a Florida limited liability company, and Rehab at Wellen Park, LP, f/k/a Wellen Park Rehab, LP, a Delaware limited partnership, and Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, recorded May 9, 2025, in Official Records Instrument No. 2025071756.
15. Any loss or damage resulting from a lien for assessments occurring after date of policy pursuant to Section 718.116(5)(a), Florida Statutes, or for unpaid assessments pursuant to Section 718.116(1)(a), Florida Statutes, notwithstanding any contrary provisions of an ALTA 4.1 or ALTA 9 series endorsements which may be attached.

NOTE: All recording references in this form shall refer to the public records of Sarasota County, Florida, unless otherwise noted.