

8/21/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535853

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villavoces, Esq.
Our File Number: 332269-424988

Doc Stamp-Deed: \$3,395.00

Consideration: \$485,000.00
Doc Stamps: \$3,395.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 21st day of August, 2026, by Andrew P. Chapman and Linda C. Chapman, husband and wife ("Grantor") to Sun & Sand Ventures LLC, a Florida limited liability company, whose post office address is 4036 Nightingale Drive, Valencia, PA 16059 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT 16 OF EMBASSY VILLA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 953, PAGE 1279 THROUGH 1316, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGES 20 AND 20A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2016112016.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Cynthia A. Dominguez
Witness#1 Print: Cynthia A. Dominguez
Witness #1 Address: 202 S 122nd Ln, Avondale, AZ 85323

Andrew P. Chapman
Andrew P. Chapman
Address: 517 Fifth Street
Annapolis, MD 21403

Witness#2 Sign: Rwanda I. Reed
Witness#2 Print: Rwanda I. Reed
Witness #2 Address: 15 Clairford Ct Halethorpe MD 21227

Linda C. Chapman
Linda C. Chapman
Address: 517 Fifth Street
Annapolis, MD 21403

STATE OF Maryland
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21 day of August, 2026, by Andrew P. Chapman and Linda C. Chapman.



Rwanda I. Reed
Notary Public
Print Name: Rwanda I Reed
My Commission Expires: 12/18/2028

Personally Known ☐ (OR) Produced Identification ☒
Type of identification produced Drivers License

Completed via Remote Online Notarization using 2 way Audio/Video technology.