

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116482 2 PG(S)

8/26/2026 1:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537534



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$4,830.00

File No.: 269077-90

WARRANTY DEED

This indenture made on **August 25, 2026** by **Nuge Holdings, LLC, a Kentucky limited liability company**, whose address is: 829 Glen Abbey Cir, Lexington, KY 40509-1911 hereinafter called the "grantor", to **Anchorage 211, LLC, a Florida limited liability company**, whose address is: P.O. Box 283, Allenwood, NJ 08720, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Condominium Unit 211, THE ANCHORAGE, a Yacht and Tennis Club Condominium, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1109, Page 497, recorded in Condominium Book 9, Page 12, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0108015011

Subject to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

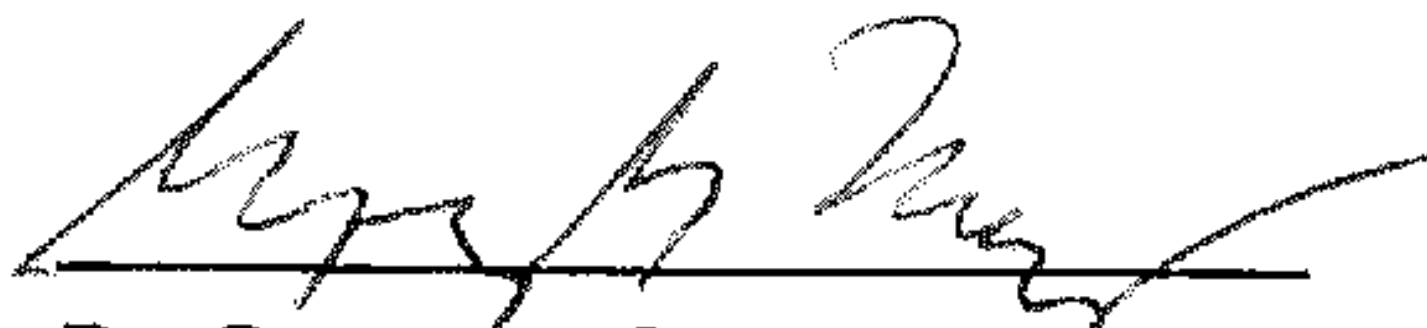
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

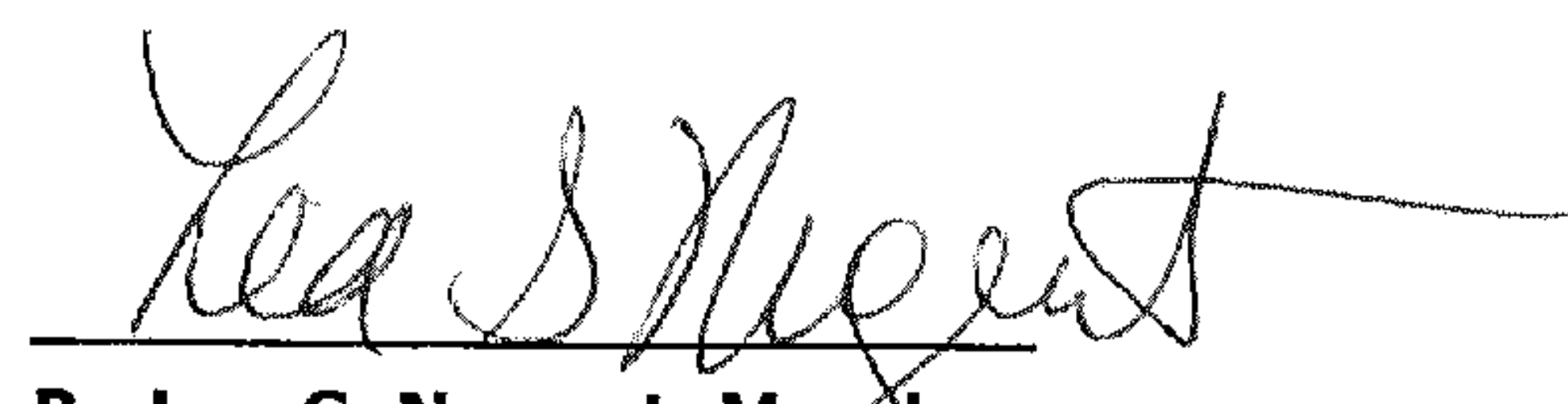
To Have and to Hold, the same in fee simple forever.

And 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.

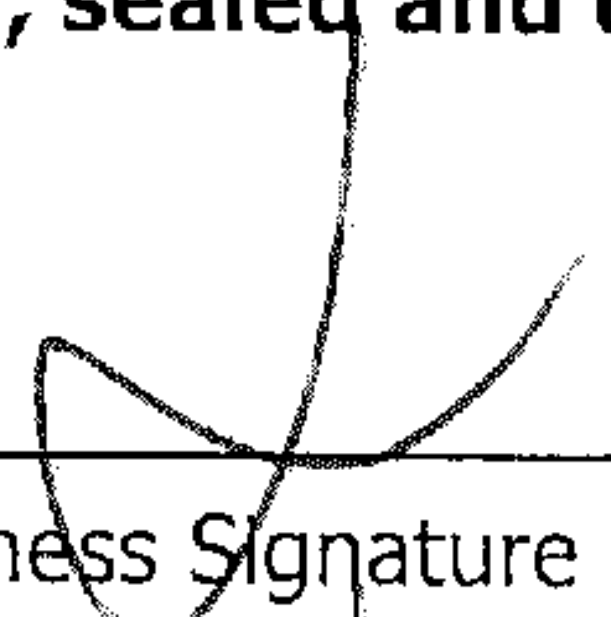
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

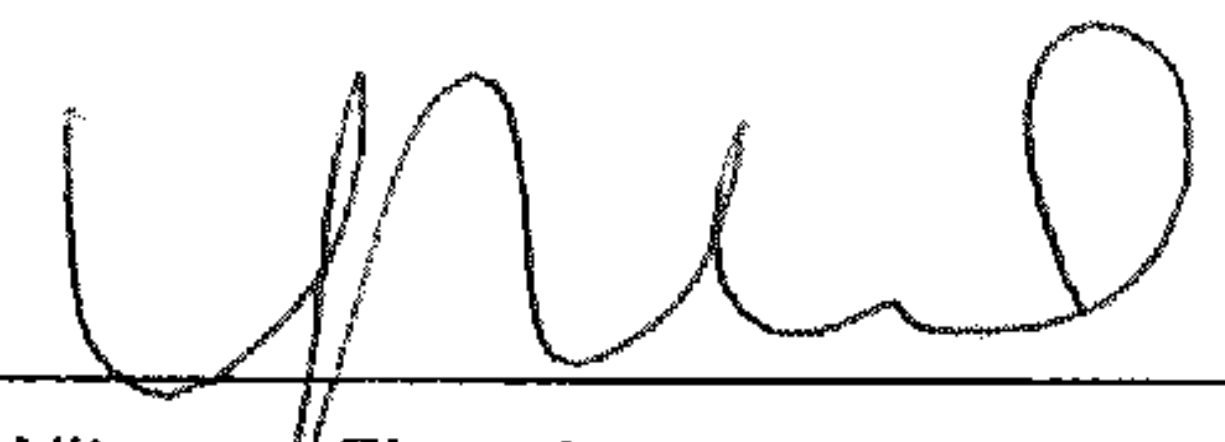
Nuge Holdings, LLC, a Kentucky limited liability company


By Gregory G. Nugent, Member


By Lea S. Nugent, Member

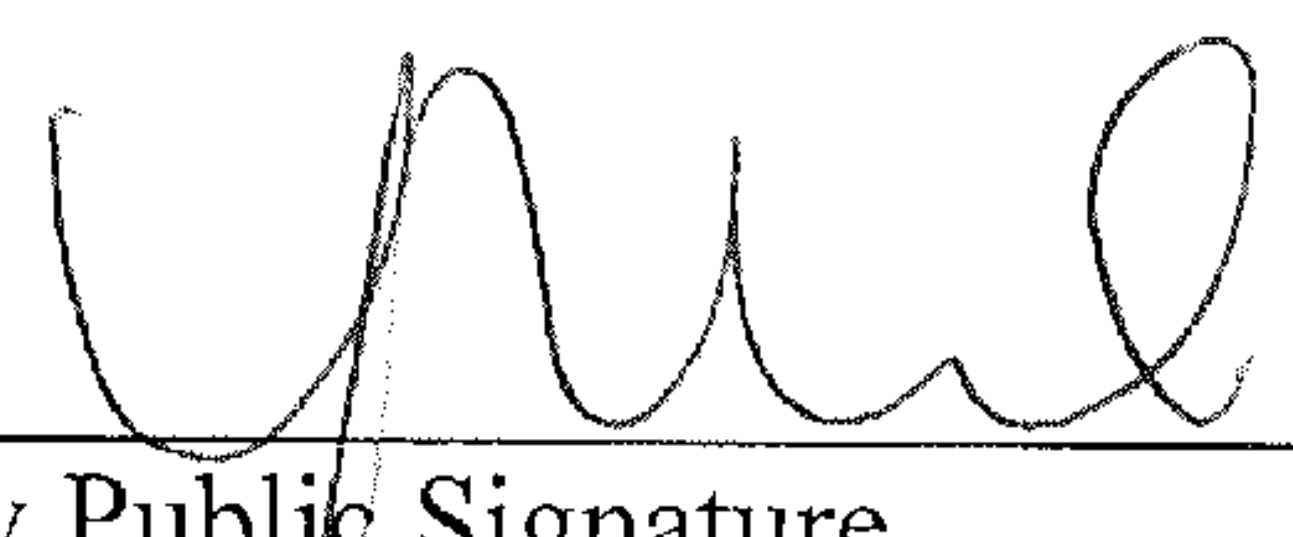
Signed, sealed and delivered in our presence:

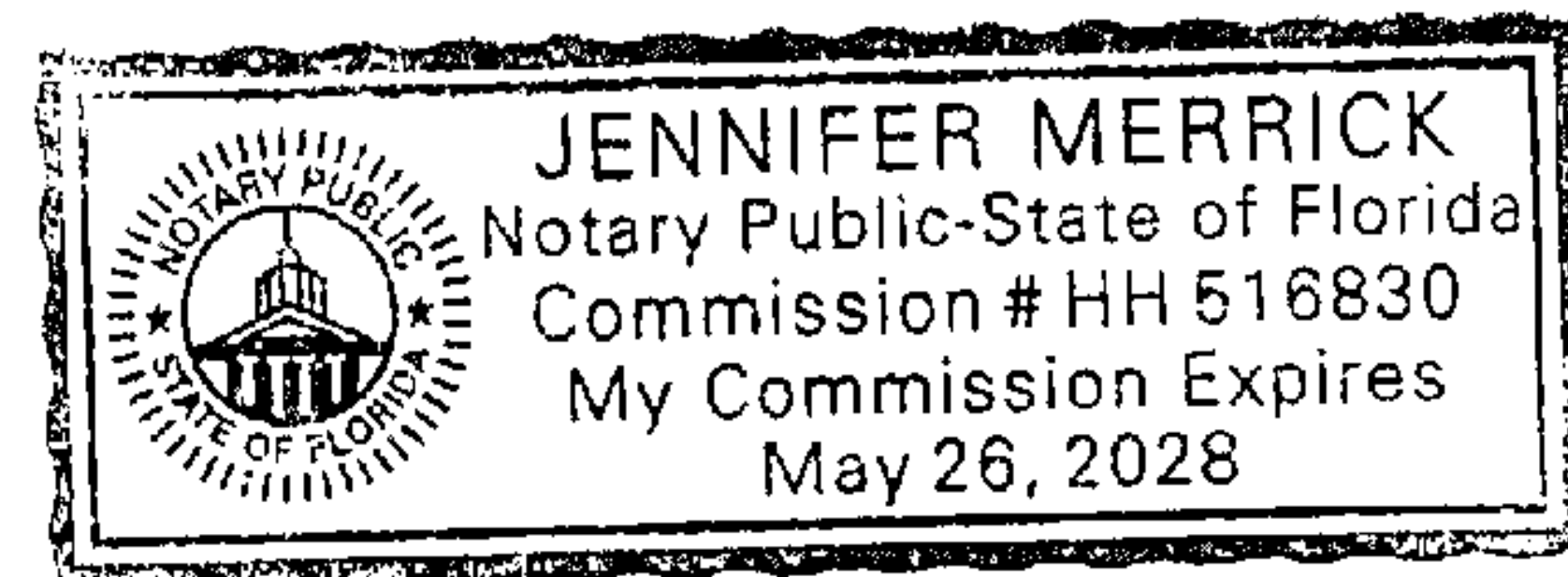

1st Witness Signature
Print Name: Jennifer Whay
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239


2nd Witness Signature
Print Name: Jennifer Merrick
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of Florida
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ()
online notarization on 8/25/2026, by **Gregory G. Nugent, Member and**
Lea S. Nugent, Member of Nuge Holdings, LLC, a Kentucky limited liability company, who ()
is/are personally known to me or who ☒ produced a valid
KY DL as identification.


Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)