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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538558

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$2,520.00

File Number: 2026-117

Consideration: \$360,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 27th day of August, 2026 between **Right Accord Real Estate Holding LLC, a Florida Limited Liability Company** whose post office address is **3900 Clark Road, Suite F-1, Sarasota, FL 34233**, grantor, and **Vaullie Properties LLC, a Florida Limited Liability Company** whose post office address is **1872 South Tamiami Trail, Suite D, Venice, FL 34293**, grantee:

(Whenever used herein the terms "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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Unit A, EIGHTEEN SEVENTY-TWO SOUTH TRAIL, a Condominium as per plat thereof, recorded in Condominium Plat Book 14, Pages 8 through 8B, and subject to all of the provisions of the Declaration of Condominium, and the exhibits attached thereto, as recorded in Official Records Book 1366, Page 1420 through 1460, all of the Public Records of Sarasota County, Florida, and all subsequent amendments to the aforesaid.

Parcel Identification Number: 0451011001

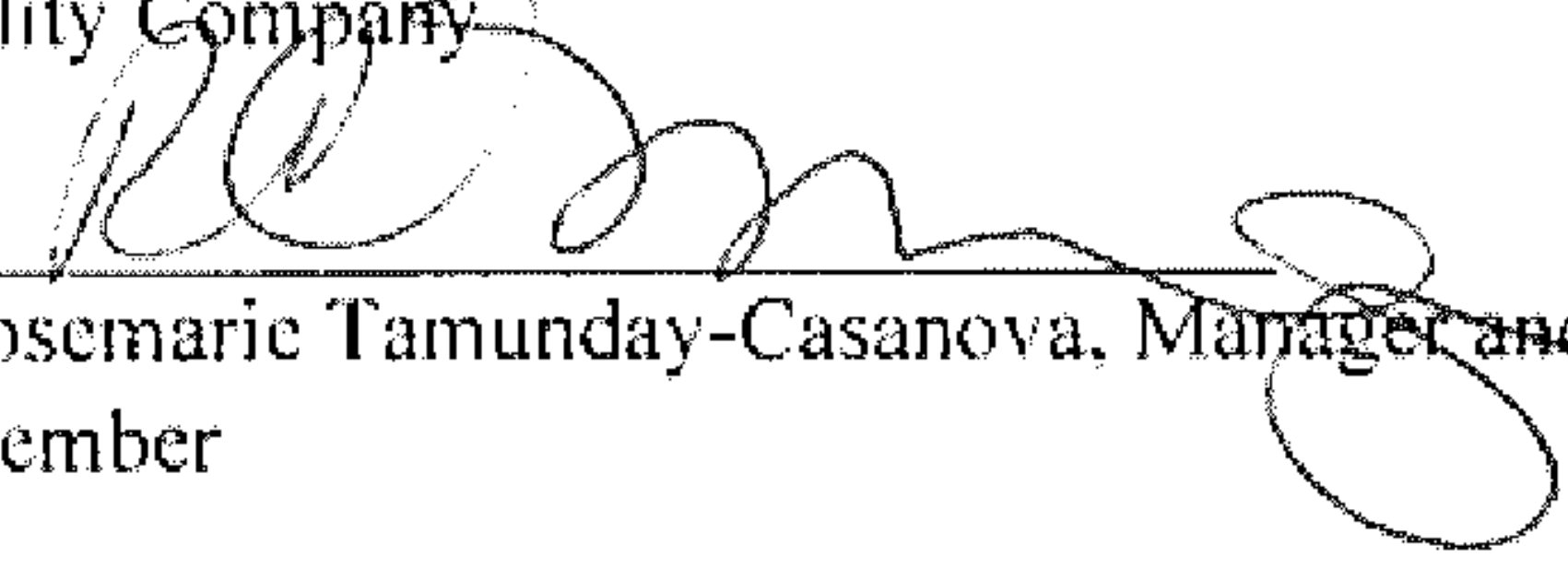
Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 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**.

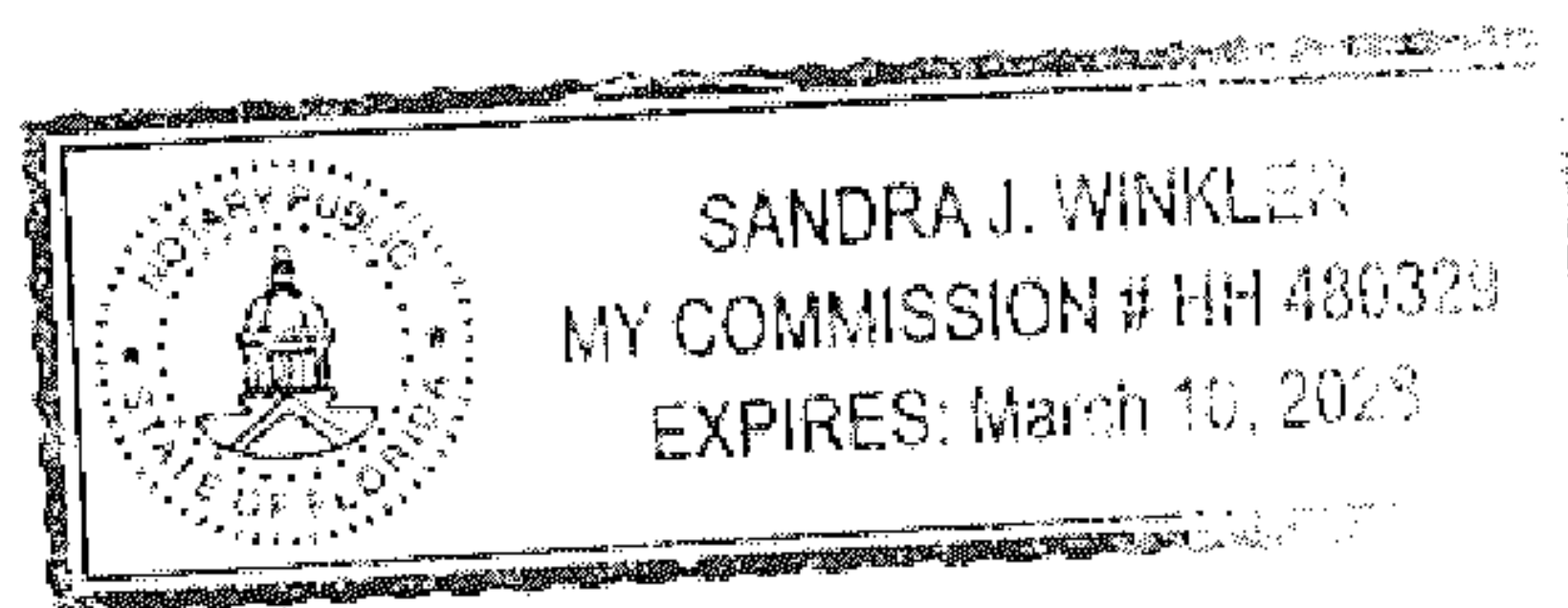
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 26 day of August, 2026.

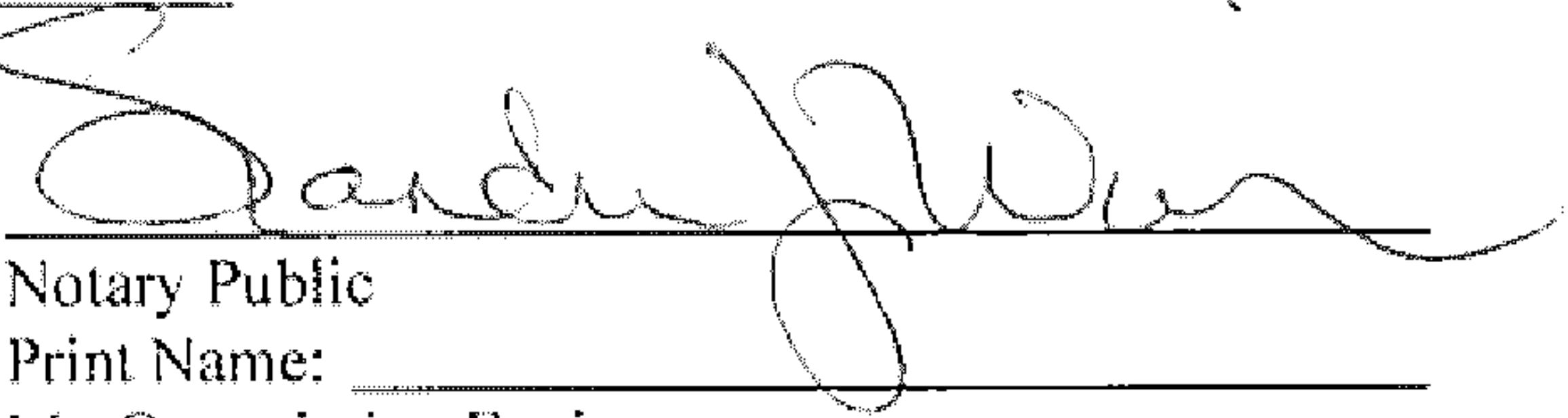
<i>Signed, sealed and delivered in our presence:</i>	
	Right Accord Real Estate Holding LLC, a Florida Limited Liability Company
Witness Printed Name: <u>JENNIFER BAKER</u>	
Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	
	
Witness Printed Name: <u>SANDRA WINKLER</u>	By: 
Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	Rosemarie Tamunday-Casanova, Manager and Sole Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026 by Rosemarie Tamunday-Casanova, Manager and Sole Member of Right Accord Real Estate ☐ is personally known or ☒ has produced RAC as identification.

[Seal]




Notary Public

Print Name: _____

My Commission Expires: _____