

Prepared by and return to:

Kenneth D. Chapman, Esquire
Bowman, George, Scheb, & Chapman, P.A.
2750 Ringling Blvd.
Suite 3
Sarasota, FL 34237

8/31/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539131

File No 278.004

Doc Stamp-Deed: \$2,467.50

Parcel Identification No 0173124005

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SPECIAL WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of August, 2026 between David G. Bowman, Jr., as Trustee of the Lillian Shuff Knight Trust u/a/d May 22, 2001, as amended, whose post office address is 2750 Ringling Boulevard, Suite #3, Sarasota, FL 34237, of the County of Sarasota, Florida, Grantor, to Von S. Sadosky and Sharon A. Sadosky as Co-Trustees of the Von S. Sadosky Family Trust u/t/d September 11, 2024, whose post office address is 6 Adams Avenue, Kingston, MA 02364, of the County of Plymouth, Massachusetts, 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:

Unit No. 5, TARPON CENTER VILLAS, INC., a Condominium, according to The Declaration of Condominium recorded in O.R. Book 796, Page 55, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 3, Page 24, Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantees are hereby conferred with full power and authority to improve, protect, conserve, convey, sell, lease, encumber and otherwise to manage and dispose of the above property as Trustees under the provisions of Section 689.071 Florida Statutes and the interest of any beneficiary under the Trust shall be personal property only.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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:


David G. Bowman, Jr., as Trustee of the
Lillian Shuff Knight Trust u/a/d May 22,
2001, as amended


WITNESS
PRINT NAME: Joanne L. Hilliard

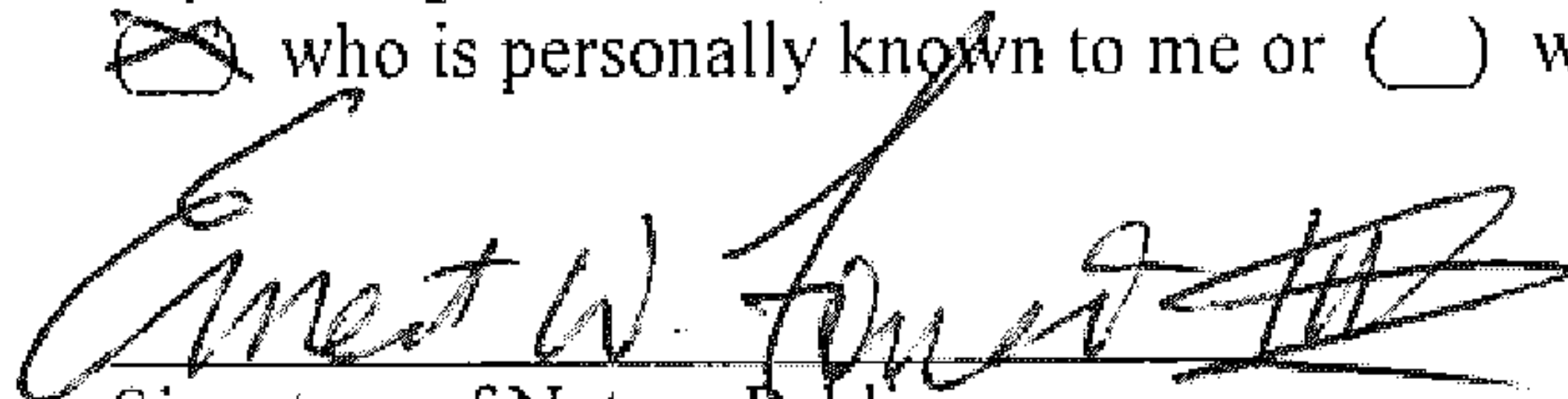
2750 Ringling Blvd., #3
Sarasota, FL 34237
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Ernie Forrest

2750 Ringling Blvd., #3
Sarasota, FL 34237
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 31ST
day of August, 2026, by David G. Bowman, Jr., as Trustee of the Lillian Shuff Knight Trust u/a/d May 22, 2001, as amended,
☒ who is personally known to me or ☐ who has produced _____ as identification.


Signature of Notary Public

Ernest W. Forrest III
Print, Type/Stamp Name of Notary

