

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118609 2 PG(S)**

Prepared by and return to:

Hayley Baldinelli
Infanti Law Firm
1605 Main Street
Suite 1112
Sarasota, FL 34326
(941) 289-3929
File No 2026-6827

8/31/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539334

Doc Stamp-Deed: \$7,805.00

Purchase Price: \$1,115,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$0.00
Parcel Identification No.: 0281030002

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **27th day of August, 2026**, between **CDR Land Holdings LLC, a Florida limited liability company**, whose post office address is **5342 Clark Road, Suite 155, Sarasota, FL 34233**, Grantor, to **5723 Churchill Downs LLC, a Florida limited liability company**, whose post office address is **1245 Hanoverian Circle, Nokomis, FL 34275**, 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:

Tract 23, SARASOTA PLANTATIONS, according to the map or plat thereof, as recorded in Plat Book 19, Page 25, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Printed Name: Hayley Baldinelli
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

CDR Land Holdings LLC, a Florida limited liability company

By: [Signature]
Jordan A. Kravitz, as Managing Member

WITNESSES #2:

Printed Name: Samantha Pizover
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Jordan A. Kravitz as Managing Member of CDR Land Holdings LLC, a Florida limited liability company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

