

Prepared by and return to:

Brittany Pugh
Rocket Close, LLC
491 Montgomery Place
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Altamonte Springs, FL 32714
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File No FL-113853

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539343

Doc Stamp-Deed: \$6,265.00

Parcel Identification No 2016-14-1051

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of August, 2026 between **Donald Louis Erb, A Single man, Individually and as Trustee of The Donald Louis Erb Trust dated May 5, 2022**, whose post office address is **2408 Riverside Dr East, Bradenton, FL 34208**, of the County of Manatee, State of Florida, Grantor, to **Gregory Long, a single man**, whose post office address is **800 Benjamin Franklin Drive, Unit 509, Sarasota, FL 34236**, of the County of Sarasota, State of Florida, 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 509, LIDO AMBASSADOR CONDOMINIUM, f/k/a THE AMBASSADOR ON LIDO BEACH CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to The Declaration of Condominium recorded in Official Records Book 1252, Page 280, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 11, Page 13, 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.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

The Donald Louis Erb Trust dated May 5, 2022

By: *Donald Louis Erb*
Donald Louis Erb, Individually and as Trustee

WITNESS

PRINT NAME: THOMAS KRECI

Ken Hoey Jr
WITNESS

PRINT NAME: Ken Hoey, Jr.

7235 OAK MOSS DR
SARASOTA, FL 34241
WITNESS 1 ADDRESS

7206 OAK MOSS DR
SARASOTA, FL 34241
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 28TH day of AUGUST, 2026, by Donald Louis Erb, Individually and as Trustee of The Donald Louis Erb Trust dated May 5, 2022 () who is/are personally known to me or (X) who has/have produced a driver license as identification.

(Seal)



Ken Hoey Jr
Signature of Notary Public

Ken Hoey, Jr.
Print, Type or Stamp Name of Notary

Personally Known:
OR Produced Identification:
Type of Identification Produced: a driver license