

9/1/2026 12:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539666

Doc Stamp-Deed: \$994.00

Prepared by and Return to:
Sarah Amy Papadakis
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

File No.: MAN-2026-1158
Parcel ID Number: 2028-03-1066

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WARRANTY DEED

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

This indenture made the 31st day of August, 2026 between CCJR Properties LLC, a Florida Limited Liability Company, whose post office address is 10249 Canaveral Circle, Sarasota, FL 34241, of the County of Sarasota, State of Florida, Grantor, to Tara Gibbons, a single woman, and Robin Rust, a single man, as joint tenants with right of survivorship, whose post office address is 942 La Costa Circle, Unit 10, Sarasota, FL 34237, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Condominium Unit No. 10, in Building 942, of Park View Condominium, according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2005108535, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

