

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119367 2 PG(S)**

Prepared by and return to:
Bankers Title
Lisa Resleff
509 South Martin Luther King Jr. Ave., Suite A
Clearwater, Florida 33756
File Number: 06260066
Parcel ID Number: 0238050002
Consideration: \$2,400,000.00

**9/1/2026 2:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539930**

Doc Stamp-Deed: \$16,800.00

WARRANTY DEED

THIS INDENTURE made this 31ST day of August, 2026 BETWEEN MENARD PROPERTIES LLC, a Florida limited liability company, Grantor, and BARBER 18 LLC, a Florida limited liability company, Grantee, whose address is: 10828 Forest Run Drive, Bradenton, FL 34211.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars 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:

Lot 26, EASTERN INDUSTRIAL PARK, SECTION 1, according to plat thereof as recorded in Plat Book 31, Page 31, of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the year 2026 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record.

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.

IN WITNESS WHEREOF, Grantor has hereunto set Grantors hand and seal the day and year first above written.

Signed, sealed & delivered
in the presence of:

Marc Silverman
Witness Printed Name MARC SILVERMAN
Address: 5095 MK Tr Ave
Clearwater, FL 33756

MENARD PROPERTIES LLC, a Florida limited liability
company Andrew Menard (Seal)

ANDREW MENARD, Manager
Address: 4631 10th Street
Sarasota FL 34232

Mary E. Van Winkle
Witness Printed Name Mary E. Van Winkle
Address: 3859 Bee Ridge Rd #202
Sarasota, FL 34233

MENARD PROPERTIES LLC, a Florida limited liability
company Allen Menard (Seal)

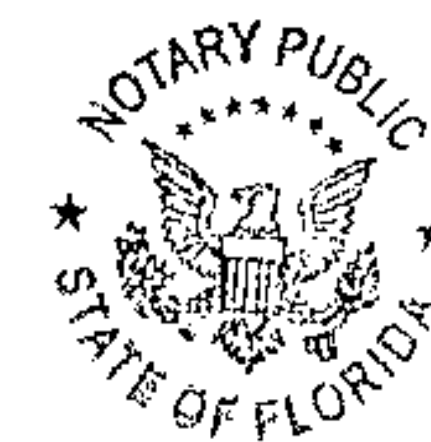
ALLEN MENARD, Manager
Address: 4651 10th Street
Sarasota, FL 34232

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 ANDREW MENARD and ALLEN
MENARD, Managers of MENARD PROPERTIES LLC, a Florida limited liability company, who
is/are personally known to me or who has produced _____ as identification.

Mary E. Van Winkle
Notary Public
Print Name: _____

My Commission Expires: _____



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026