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2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X062
Parcel ID No. 0108015098
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119630 2 PG(S)

9/1/2026 4:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540125

Doc Stamp-Deed: \$7,700.00

General Warranty Deed

This Warranty Deed dated this 28 day of August, 2026 by E. Marie Oberle, a single woman, Individually as Trustee of the E. Marie Oberle Revocable Trust Agreement dated December 17, 1992, as amended, whose address is: c/o Doug Oberle, 8400 Woodbriar Dr., Sarasota, Florida 34238, hereinafter called the Grantor, to Nuge Holdings, LLC, a Kentucky limited liability company, whose post office address is: 829 Glen Abbey Cir., Lexington, Kentucky 40509, hereinafter called the Grantee:

Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth, that Grantor, for the sum of \$1,100,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Unit P-11, THE ANCHORAGE, a Yacht and Tennis Club Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1109, Page 497, and all amendments thereto, and as per plat thereof recorded in Condominium Book 9, Pages 12, 12A through 12E, inclusive, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

