

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119662 2 PG(S)**

9/1/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540152

Consideration: \$1,695,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-29793-002

Doc Stamp-Deed: \$11,865.00

Property Appraiser's Parcel ID No.: 0082-12-1029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **420 BEACH ROAD 502 LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1740 Prospect Street, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **CHARLOTTE SCOTT EMBODY AND DEREK SCOTT EMBODY, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **420 Beach Road Unit 502, Sarasota, FL 34242** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 502, SIESTA GULF VIEW CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 220, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 14, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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 has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Breanna DeMilio
P.O. Address 3700 S Tamiami Trail
Sarasota, FL 34239

(2) [Signature]
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34039

GRANTOR:

420 Beach Road 502 LLC, a Florida limited liability company

By: [Signature]
John Daniel Jones
Its: **Authorized Member**

By: [Signature]
Megan Jones
Its: **Authorized Member**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 07th day of August, 2026, by John Daniel Jones and Megan Jones, Authorized Members of 420 Beach Road 502 LLC, a Florida limited liability company, () who is/are personally known to me or (x) who has/have produced FLORIDA Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

