



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
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Suite 6
Sarasota, FL 34236
(941) 957-9500

File No 2026-201
Consideration 450,000.00
Parcel Identification No 2036-08-1001

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119733 2 PG(S)**

9/2/2026 11:28 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540224

Doc Stamp-Deed: \$3,150.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of August, 2026 between Business Brokerage Services LTD Liability Co. LLC, a Wyoming Limited Liability Company, whose post office address is P.O. Box 11155, Jackson, WY 83002, of the County of Teton, Wyoming, Grantor, to Juli Beth Russell, an unmarried woman, whose post office address is 700 Cocoanut Avenue, 321, Sarasota, FL 34236, of the County of Sarasota, Florida , Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00) 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 County, Florida, to-wit:

UNIT 101, BUILDING 1, CENTRAL PARK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2552, PAGE 376, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 30, PAGES 9 THROUGH 91, AS THEREAFTER AMENDED, OF THE 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:

Business Brokerage Services LTD Liability Co., a
Wyoming Limited Liability Company

By: *Patricia Breslin Denny*
Patricia Breslin Denny, President

Elizabeth A. Wexler
WITNESS
PRINT NAME: Elizabeth A. Wexler

Vickie Hock
WITNESS
PRINT NAME: Vickie Hock

1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 1 ADDRESS

1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 26th day of August, 2026, by Patricia Breslin Denny, President of Business Brokerage Services LTD Liability Co., a WY Limited Liability Company, on behalf of the company, (☐) who is/are personally known to me or (☒) who has/have produced WY DL as identification.

Elizabeth A. Wexler
Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

