

Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-832
\$45,000.00

9/2/2026 1:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540401
Doc Stamp-Deed: \$315.00

Special Warranty Deed

Made this 31st day of August 2026 A.D., By Ruth Ann Kuhns, whose post office address is: 870 N. County Road 400 E, Tuscola, Illinois 61953, hereinafter called the grantor, to Florida 735 LLC, a Delaware Limited Liability Company, whose post office address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 21 and 22, Block 674, Seventeenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Pages 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signed Name: Althea Schroch

Witness Printed Name: Althea Schroch

410 S. main st. Tuscola, IL 61953

Witness Address: Arthur, IL 61944 (JL)

Ruth Ann Kuhns (Seal)
Ruth Ann Kuhns
Address: 870 N. County Road 400 E
Tuscola, Illinois 61953

Witness Signed Name: maria Hixson

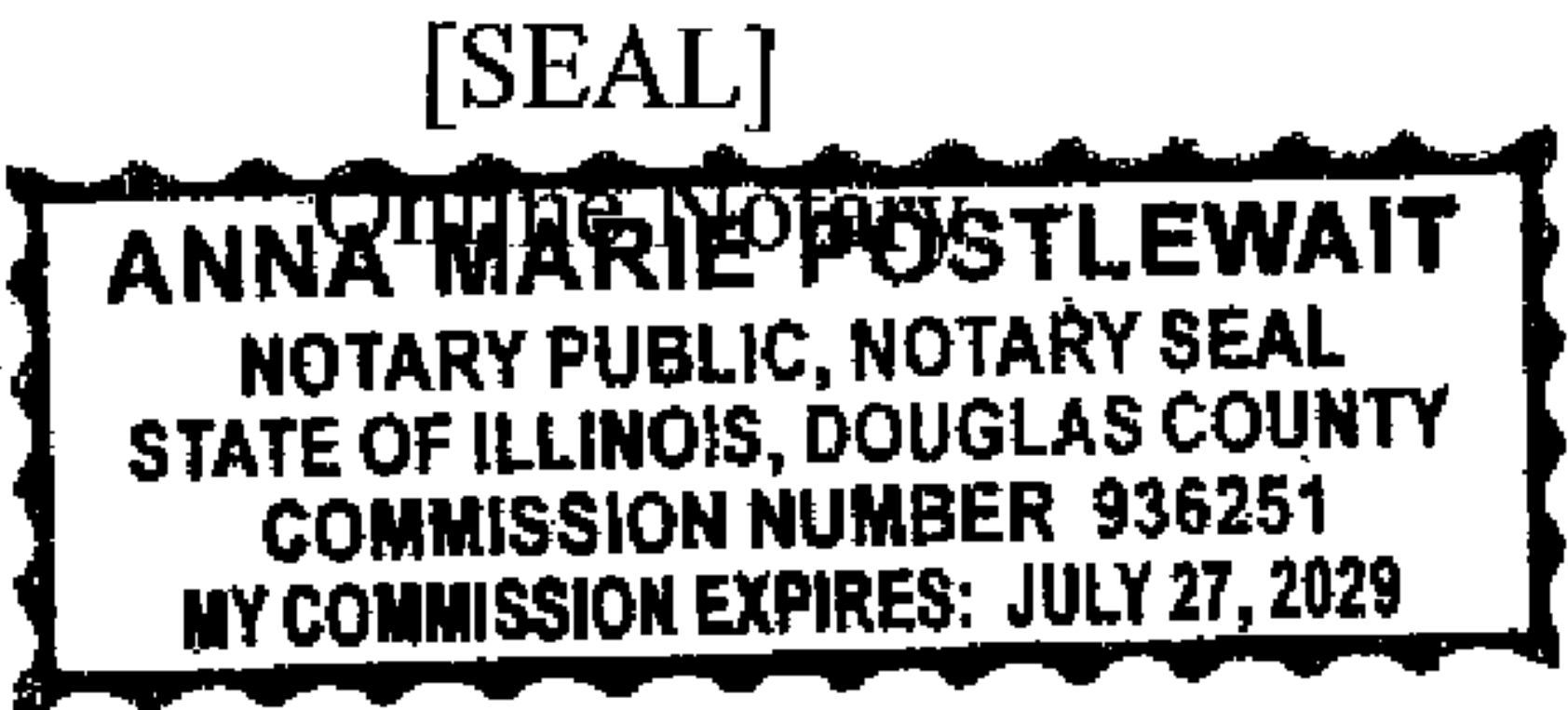
Witness Printed Name: maria Hixson

410 S. Main St. Tuscola, IL 61953

Witness Address: Hume, IL 61932 (JL)

State of IL
County of Douglas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of Aug 2026, by Ruth Ann Kuhns.



Anna Marie Postlewait
Signature of Notary Public
Personally Known X OR
Produced Identification _____
Type of Identification Produced _____