

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120111 2 PG(S)**

9/2/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540521

Doc Stamp-Deed: \$7,700.00

Consideration: \$1,100,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Evan Berlin, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49853-001

Property Appraiser's Parcel ID No.: 0082121003
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of September, 2026, by and between **Beach Road #203, LLC, a Florida limited liability company**, whose address is **7755 Montgomery Road, Suite 190, Cincinnati, OH 45236** (hereinafter "GRANTOR"), and **J. Berlin Realty, Inc., a Florida corporation**, whose address is **1500 Caribbean Drive, Sarasota, FL 34231** (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 203, SIESTA GULF VIEW CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 220, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 14, PAGE 17, AND AMENDMENTS THERETO, OF THE 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 executing this instrument on behalf of Grantor covenants and agrees that they 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:

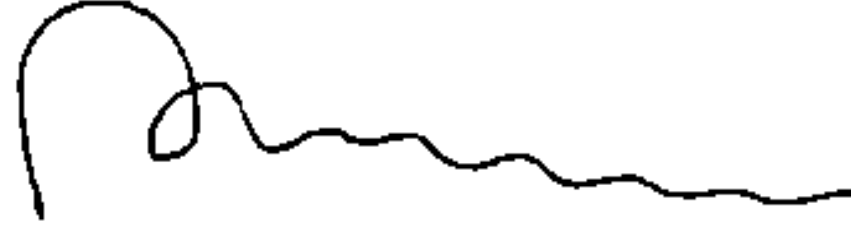
WITNESSES:

(1) 
Printed Name Jorge Martinez
P.O. Address 826 E County rd 678
Natalia Tx 78059

(2) 
Printed Name Heather Wilson
P.O. Address 826 E County rd 678
Natalia Tx 78059

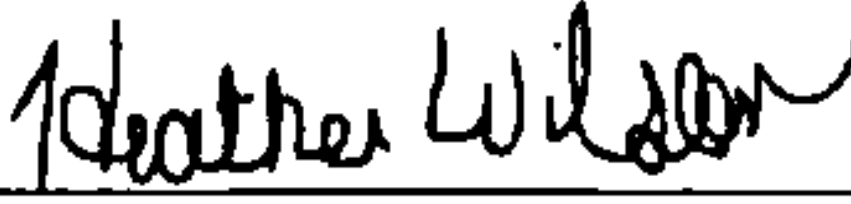
GRANTOR:

**BEACH ROAD #203, LLC, A FLORIDA
LIMITED LIABILITY COMPANY**

By:  Manager
Its: **David Davis**
Manager

STATE OF Texas
COUNTY OF Medina

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 28 day of August, 2026, by David Davis, as Manager of Beach Road #203, LLC, a Florida limited liability company, () who is/are personally known to me or (✓) who has/have produced photo id as identification.


Signature of Notary Public
Heather Wilson
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

