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INSTRUMENT # 2026120292 2 PG(S)

9/2/2026 4:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540680

Prepared by and return to:

Clifford M. King

8470 Enterprise Circle, Suite 100

Lakewood Ranch, FL 34202

Prepared without examination of title.

Doc Stamp-Deed: \$0.70

Parcel I.D. No.: 0007 04 1019

Pursuant to Kuro, Inc. v. Dept. of Revenue, only minimal State of Florida Documentary Stamp taxes are required to be paid on this deed since there is no change in the beneficial ownership of the property for tax purposes and the property is unencumbered.

WARRANTY DEED

This Warranty Deed, is made this 2nd day of September, 2026, between **Olga Smith, grantor**, whose address is 22426 Panther Loop, Bradenton, FL 34202, and **Imperial Property Rentals, LLC, a Florida limited liability company**, whose address is: 22426 Panther Loop, Bradenton, FL 34202, **grantee**.

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida to wit:

Unit 403, Longboat Beachcomber Condominium, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 812, Page 535, re-recorded in Official Records Book 869, Page 896, as thereafter amended, and as per plat thereof recorded in Condominium Book 4, Page 24, as thereafter amended, of the Public Records of Sarasota County, Florida.

Grantor warrants and represents that the foregoing property is not the homestead of Grantor, nor is it contiguous thereto.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in the manner heretofore described; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

[Signature]
Signature of First Witness
Gretchen Kennelly
Print Name of First Witness

Address of First Witness:
8470 Enterprise Cir #100
Street
Lakewood Ranch, FL 34202
City, State, Zip

[Signature]
Olga Smith

[Signature]
Signature of Second Witness
Amy Rudolph
Print Name of Second Witness

Address of Second Witness:
8470 Enterprise Circle, Ste 100
Street
Lakewood Ranch, FL 34202
City, State, Zip

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of September, 2026, by Olga Smith, who (Notary choose one) ☒ is personally known to me, or ☐ has produced _____ as identification.

[SEAL]



[Signature]
Notary Public