

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121443 2 PG(S)

Prepared by:
Nancy Cason Esq.
Syprett Meshad & DuBose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: 34701.001

9/4/2026 2:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3541672

Purchase Price: \$425,000.00
Rec: \$18.50
Documentary Stamp Tax: \$2,975.00

Doc Stamp-Deed: \$2,975.00

General Warranty Deed

Made this 3rd day of September 2026 A.D. By **Albert Jay Ulman and Margaret H. Ulman**, Husband and Wife , whose address is: P.O. Box 5214, Sarasota FL 34239, hereinafter called the grantor, to **614 Calle De Peru LLC, a Florida limited liability company**, whose post office address is: 933 Contento Circle, Sarasota FL 34242, 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:

Lot 40, Block 8, Sarasota Beach, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 78, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0082030037

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

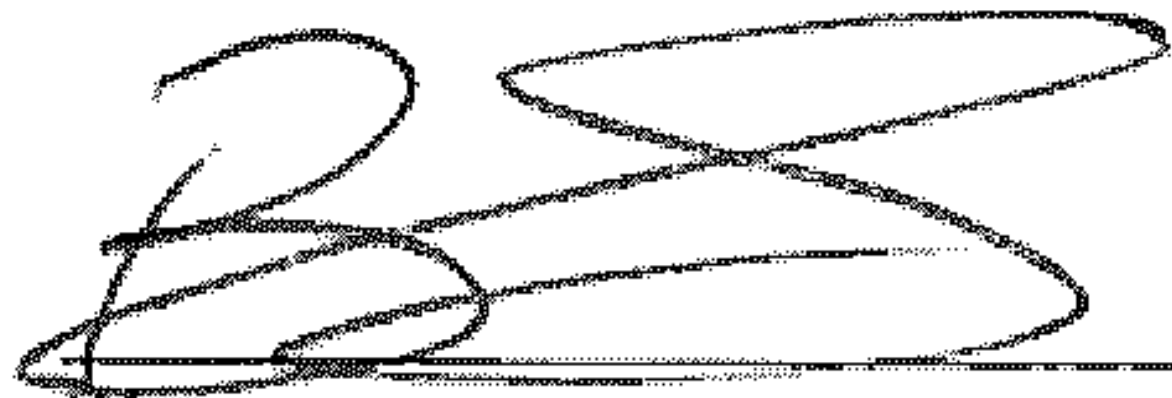
To Have and to Hold, the same in fee simple forever.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 fully 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:



Signature

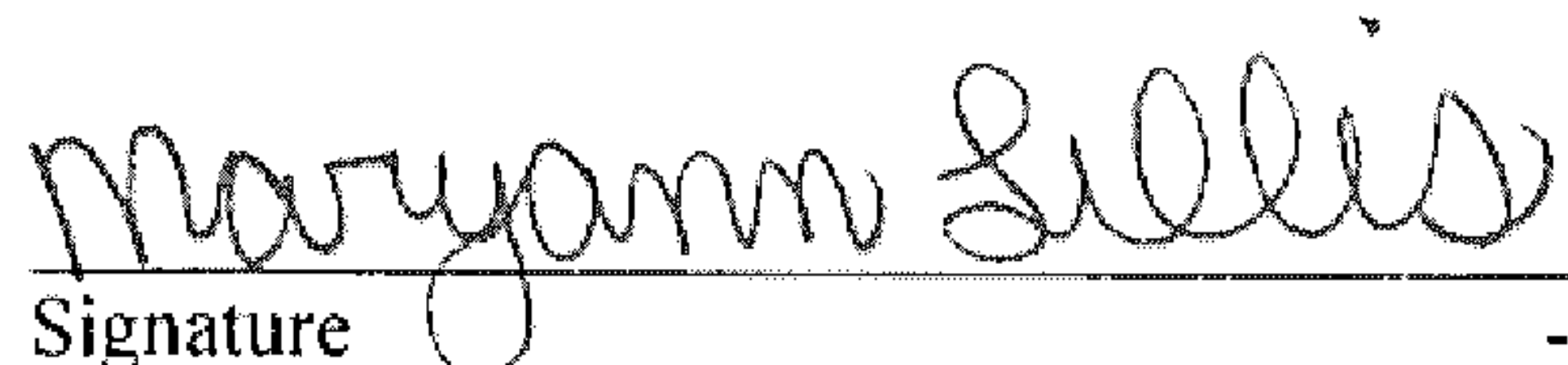
-witness

Benjamin Snell

Print name

1900 Ringling Blvd. Sarasota, FL 34236

Address



Signature

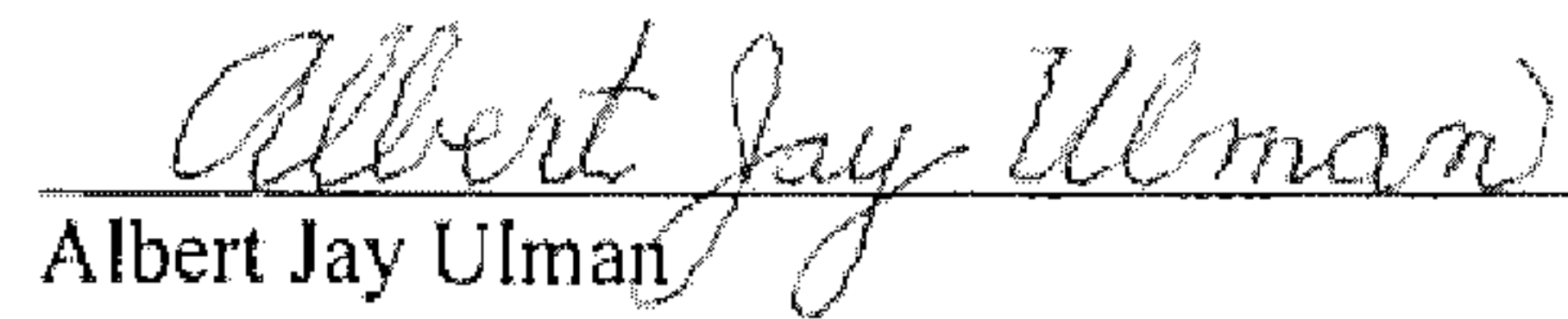
-witness

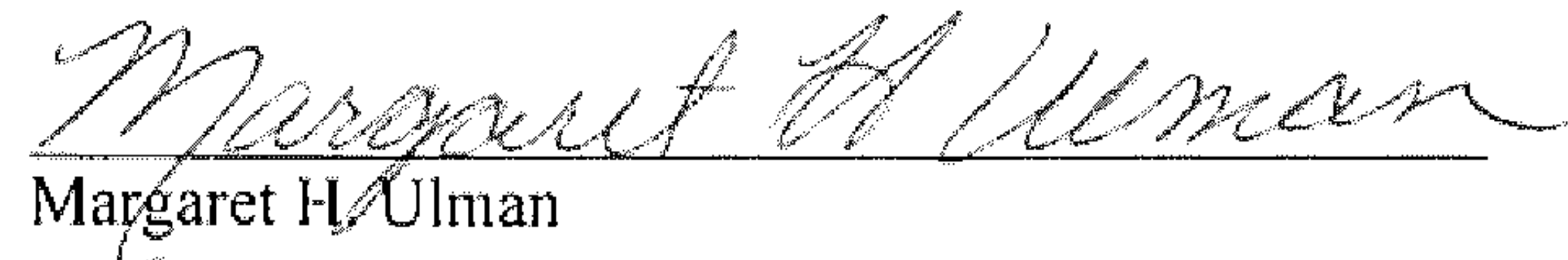
MARYANN LILLIS

Print name

1900 Ringling Blvd. Sarasota, FL 34236

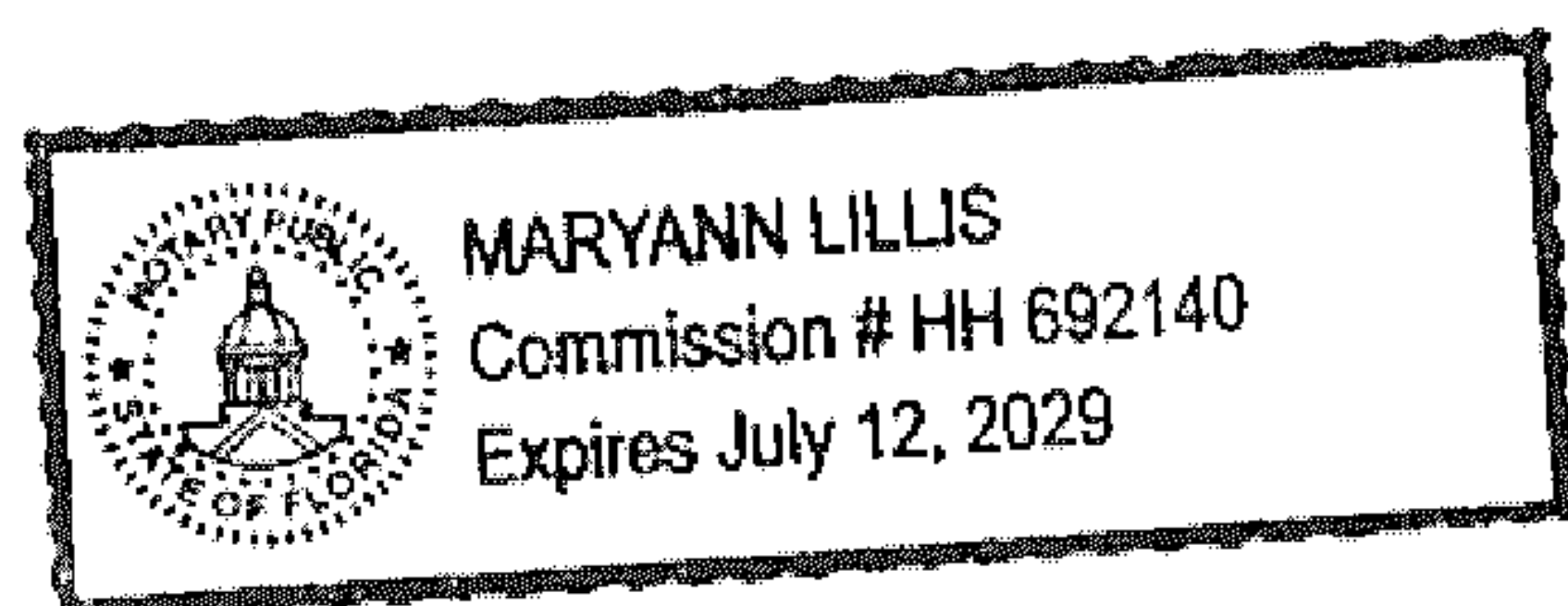
Address

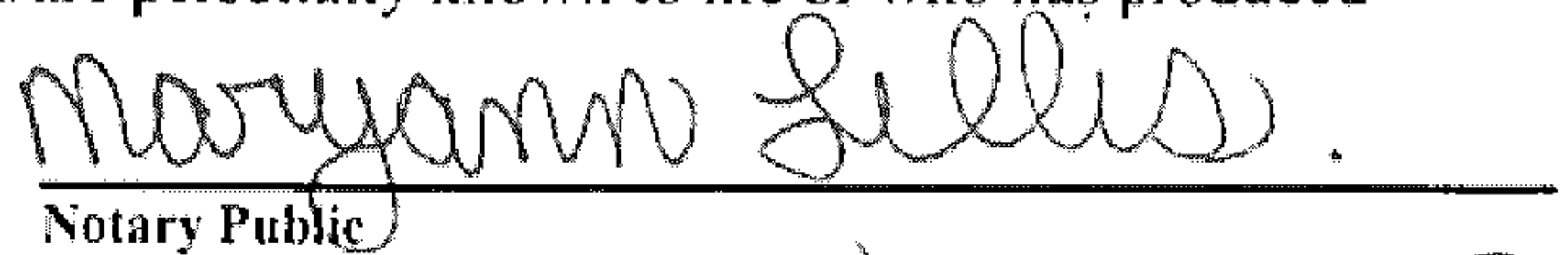

Albert Jay Ulman


Margaret H. Ulman

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September 2026, by Albert Jay Ulman and Margaret H. Ulman, who is/are personally known to me or who has produced FL DIL as identification.




Notary Public

Print Name: MARYANN LILLIS

My Commission Expires: _____