

9/9/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542865

Doc Stamp-Deed: \$1,889.30

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

941-952-0990

File Number: 2026-82

Consideration Paid: \$269,900.00

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Warranty Deed

This Warranty Deed made this 8th day of September, 2026 between Ringling Properties of Sarasota, LLC, a Florida limited liability company, whose post office address is 1832 E Leewynn Drive, Sarasota, FL 34240, grantor, and Robert J. Fletcher and Stacy L. Fletcher, husband and wife, whose post office address is 1936 Morrill Street, Sarasota, FL 34236, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, situated, lying and being in Sarasota County, Florida to-wit:

Unit 115, RINGLING PROFESSIONAL CENTER, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1441, Page 1644, and all exhibits and amendments thereof, as Amended and Restated in Official Records Instrument #2016072530, and as per plat thereof recorded in Condominium Book 16, Page 49, as amended in Condominium Book 18, Page 12, of the Public Records of Sarasota County, Florida.

Parcel Number: 2031041020

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nikki Gierstner
Witness
Printed Name: Nikki Gierstner
P.O. Address: 2033 Main St. #400
Sarasota, FL 34237

Christina M Williams
Witness
Printed Name: Christina M Williams
P.O. Address: 2033 Main St. #400
Sarasota, FL 34237

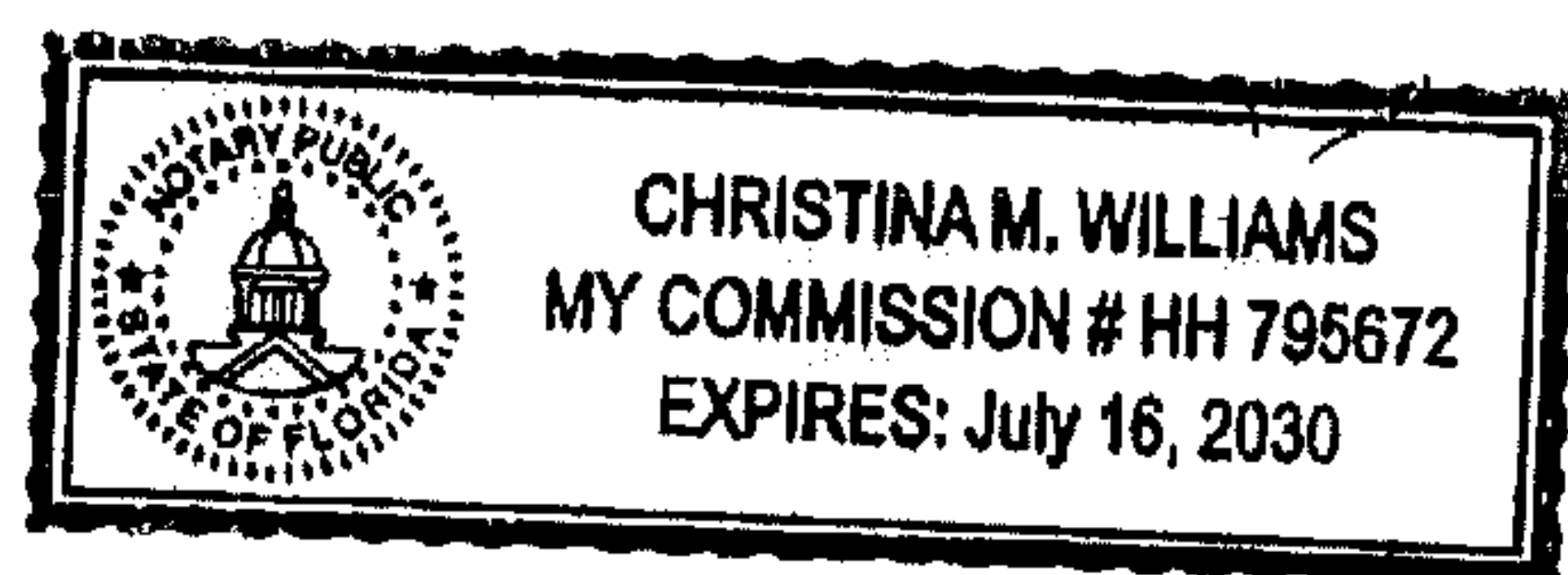
Ringling Properties of Sarasota, LLC, a Florida limited liability company

By: *John A. Bradford*
John A. Bradford, Authorized Member
By: *Christine M Bradford*
Christine M. Bradford, Authorized Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2026 by John A. Bradford, Authorized Member and Christine M. Bradford, Authorized Member of Ringling Properties of Sarasota, LLC, a Florida limited liability company, who ☐ are personally known or who ☒ have produced drivers' licenses as identification.

[Seal]



Christina M Williams
Notary Public
Print Name: Christina M Williams
My Commission Expires: July 16, 2030