

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123020 2 PG(S)**

9/9/2026 3:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542991

CONSIDERATION: \$6,400,000.00

DOC TAX: \$44,800.00

RECORD: \$18.50

Portion of Parcel Id No.: 0080180025

Doc Stamp-Deed: \$44,800.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 8th day of September 2026, by and between **SUNSET BEACHFRONT RESORT LLC**, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 6562 University Parkway, Suite 210, Sarasota FL 34240, and **LUT LLC, a Delaware limited liability company**, hereinafter referred to as Grantee, whose post office address is 12525 Lem Simmons Street, Thonotosassa, FL 33592.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 201 of SUNSET BEACH, a Condominium, according to the Declaration of Condominium recorded in the Official Records as Instrument Number 2026097389, and all exhibits and amendments thereof, and as per plat recorded in Condominium Book 52, Page 34, Public Records of Sarasota County, Florida, together with Parking Space Numbers 17 and 18, and Storage Space Number 5, as limited common elements appurtenant to the unit.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Cynthia Carter
Witness Name: Cynthia Carter

Witness Address: 812 Jefferson Ave
Rahway, NJ 07065

Erin Fussell
Witness Name: Erin Fussell

Witness Address: 12363 Hernando Road
North Port, FL 34287

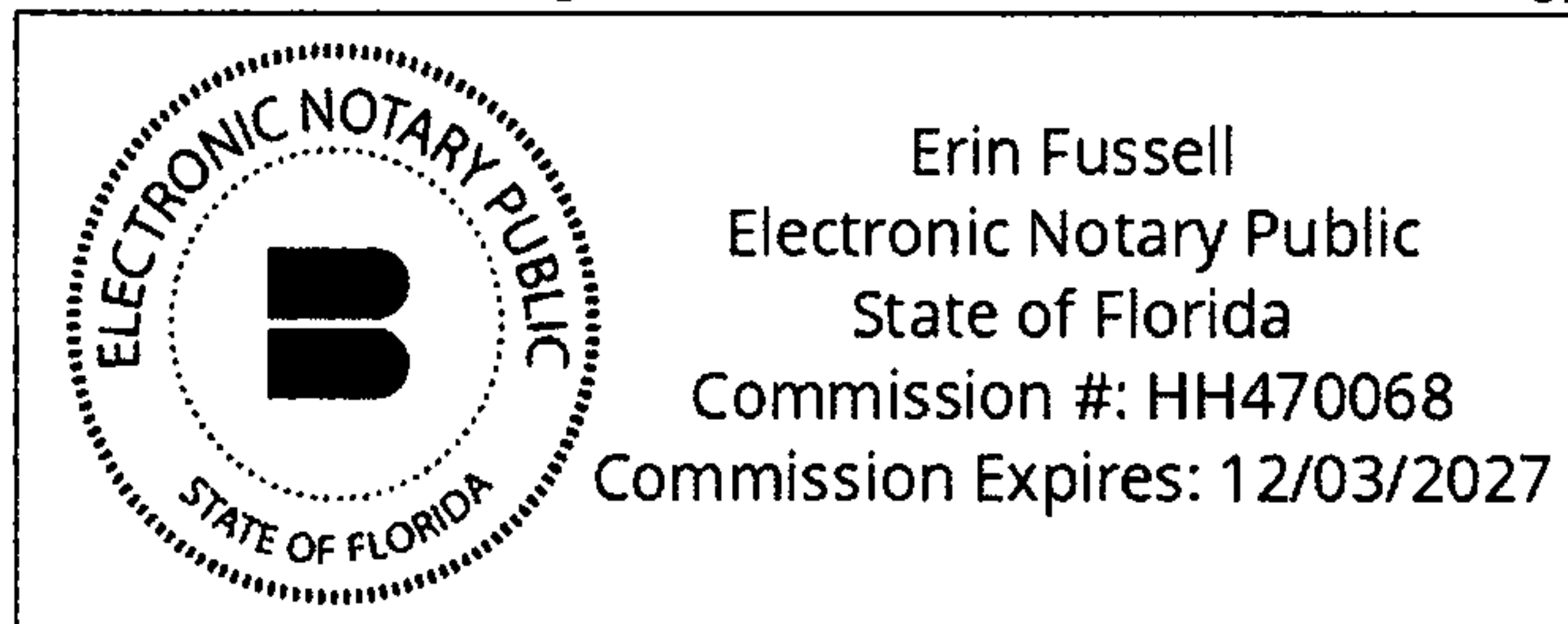
SUNSET BEACHFRONT RESORT LLC, a
Florida limited liability company

By: David Lehrman
David Lehrman, Operating Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 04 day of September 2026 by David Lehrman, as Operating Manager of **SUNSET BEACHFRONT RESORT LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced U.S. Passport as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notarized online using audio-video communication technology



Erin Fussell
Signature of Notary Public

Erin Fussell
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 12-04-2027