

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123301 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543254

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29579

Doc Stamp-Deed: \$1,295.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this September 8th, 2026 between **OLKN Capital LLC, a Florida limited liability company**, whose mailing address is: 1350 5th Street #6, Sarasota, Florida 34236, party of the first part, and **Ronald Canterbury**, whose mailing address is: 1233 N Gulfstream Ave #301, Sarasota, Florida 34236, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **One Hundred Eighty Five Thousand dollars & no cents, \$185,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

UNIT NO. 3229-101, OF VILLAGE BROOKE, SECTION 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1262, PAGE 1681, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 11, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Parcel ID#0061121001

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 8th day of September, 2026.

Signed, sealed and delivered in the presence of:

OLKN Capital LLC, a Florida limited liability company

Witness Signature: Renee Blus

By: [Signature]

Print witness # 1 name Renee Blus

Print Name: Mark Miller

Title: Manager

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: [Signature]

Print witness # 2 name Jason Norton

Post Office Address: _____

1800 Second Street, Suite 777
Sarasota, FL 34236

State of FLORIDA
County of SARASOTA

I am a Notary Public of the State of FLORIDA, and my commission expires on FEB 26, 2027. THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 8 day of September, 2026 by Mark Miller, Manager of OLKN Capital LLC, a Florida limited liability company who is/are personally known to me or who produced FLORIDA DL as identification and did take an oath.

[Signature]
Notary Public
Notary Seal

