

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123462 2 PG(S)

9/10/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543384

Doc Stamp-Deed: \$3,731.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-723

Parcel ID: 0104140046

Consideration: \$533,000.00

Warranty Deed

Know All Men By These Presents that, **Raymond J. O'Toole and Karen M. O'Toole, husband and wife**, (henceforth referred to as "Grantor") of **P.O. Box 17785, Sarasota, FL 34276**, for consideration paid, grant to **Casa Alegre SK LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **6620 Avenue C, Sarasota, FL 34231**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 7, Block A, BAY VIEW ACRES, according to plat thereof as recorded in Plat Book 7,
Pages 63 and 63A, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 10th day of September, 2026

WARRANTY DEED

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

[Signature]
Witness #2 Signature
Reid McCullough
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

[Signature]
Raymond J. O'Toole

Karen M. O'Toole by Raymond J. O'Toole A-IT
Karen M. O'Toole by Raymond J. O'Toole, her
Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2026, by Raymond J O'Toole individually and as attorney in fact for Karen M O'Toole, ☐ who is/are personally known to me or ☒ who has/have produced valid ID as identification.

[Signature]
Signature of Notary Public
Reid McCullough
Print, Type/Stamp Name of Notary

