

9/10/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543589

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villavices, Esq.
Our File Number: 333103-426086

Doc Stamp-Deed: \$4,270.00

Consideration: \$610,000.00
Doc Stamps: \$4,270.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 10th day of September, 2026, by Sharon G. Haggard, a single woman, individually and as Trustee of the Sharon G. Haggard Revocable Living Trust, dated May 21, 2007, as amended on August 14, 2019 ("Grantor") to Bluewater Equity Partners, LLC, a Florida limited liability company, whose post office address is 443 John Ringling Blvd., Suite F, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 10-E, ONE WATERGATE, A CONDOMINIUM, according to The Declaration of Condominium recorded in Official Records Book 1047, Page 2068, and all exhibits and amendments thereof, and recorded in Condominium Book 8, Page 12, as amended, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2010013058.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: McKenzie Sims
Witness#1 Print: McKenzie Sims

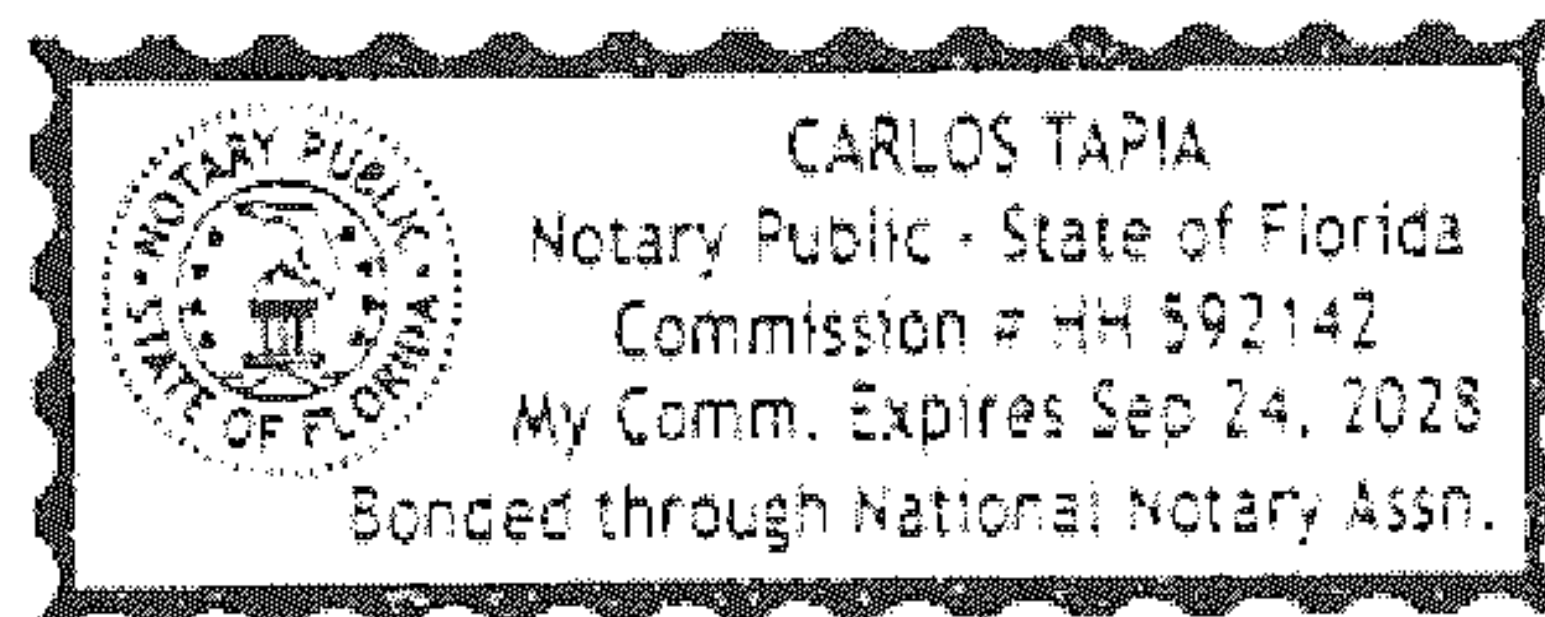
Witness #1 Address: 3538 Loxton Court
Ellenton FL 34222

Witness#2 Sign: [Signature]
Witness#2 Print: Carlos Tapia
Witness #2 Address: 3538 Loxton Court
Ellenton FL 34222

Sharon G. Haggard
Sharon G. Haggard, individually and as
Trustee of the Sharon G. Haggard
Revocable Living Trust, dated May 21,
2007, as amended on August 14, 2019
Address: 700 John Ringling Blvd., Unit 407
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 09 day of September, 2026, by Sharon G. Haggard, individually and as Trustee of the Sharon G. Haggard Revocable Living Trust, dated May 21, 2007, as amended on August 14, 2019.



[Signature]
Notary Public
Print Name: Carlos Tapia
My Commission Expires: 09/24/2028

Personally Known (OR) Produced Identification X
Type of identification produced Driver License - FL