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INSTRUMENT # 2026124019 2 PG(S)

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Prepared By and Return To:
The Law Office of Andrew W. Rosin, PA
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, Florida 34239

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543885

Doc Stamp-Deed: \$8,680.00

Consideration: \$1,240,000.00

GENERAL WARRANTY DEED

Made this 9 DAY OF Sept, 2026 by LUIS CHU, a single man, whose post office address is: 1771 Ringling Blvd., Unit 1009, Sarasota, Florida, 34236, hereinafter called the grantor, to JACKSON BOBO AND MACKENZE COLE, husband and wife, whose post office address is: 5400 Ocean Blvd #63, Sarasota, Florida 34242, hereinafter called the grantee:

(Whenever used herein the term "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)

WITNESSETH, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz:

APARTMENT NO. 63, THE TERRACE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 830 AT PAGES 1050 THROUGH 1111, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3 AT PAGES 46, 46A THROUGH 46K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID NUMBER: 0080251026
PROPERTY ADDRESS: 5400 OCEAN BLVD #63 SARASOTA, FL, 34242

Subject to restrictions, reservations, covenants, conditions, easements and limitations of record and taxes for the current and subsequent years.

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, 2026.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness (1) Sign [Signature] [Signature]
Witness (1) Printed Name Andrew W Rosin LUIS CHU

Witness (1) Address 1966 Hillview
Street, Sarasota FL 34239

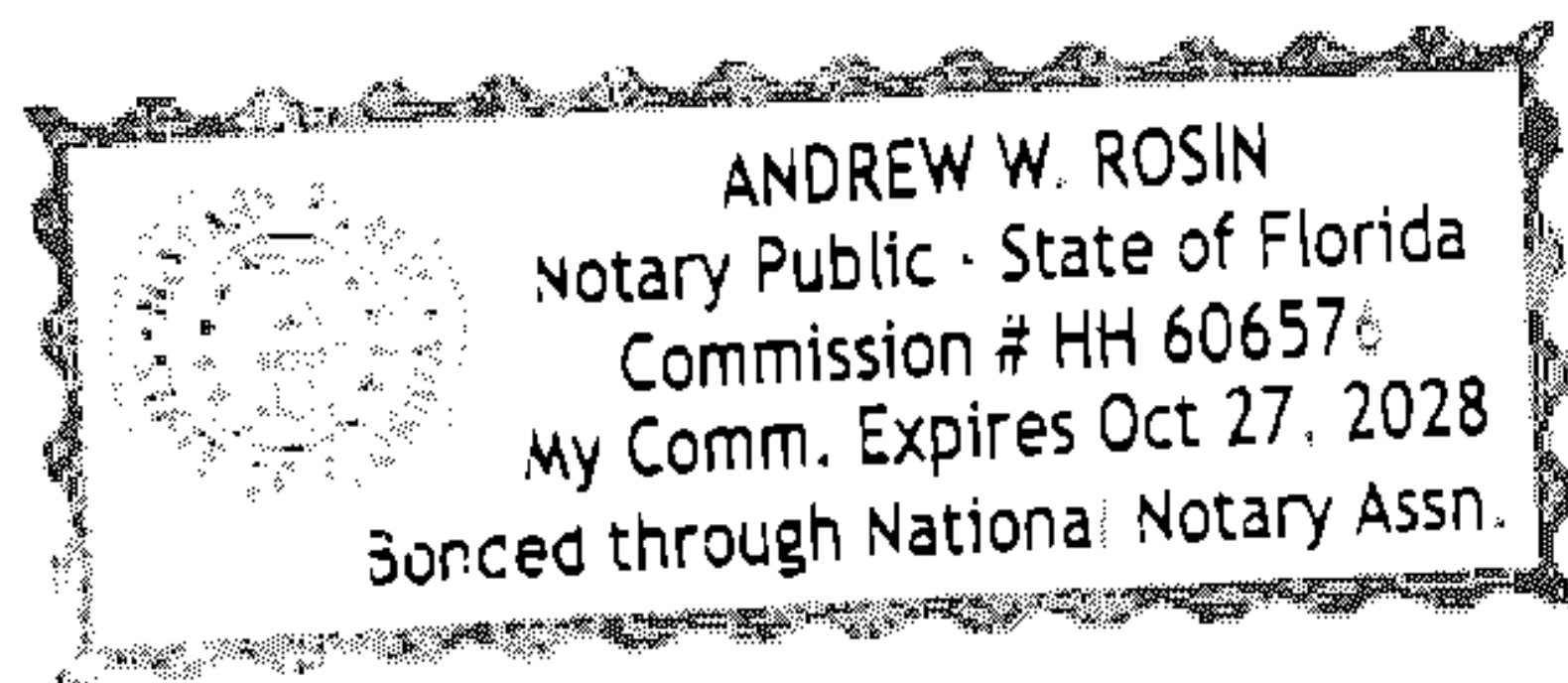
Witness (2) Sign [Signature]

Witness (2) Printed Name Chastaty Lineback

Witness (2) Address _____
1966 Hillview St., Sarasota, FL 34239

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 Sept, 2026, by LUIS CHU, who ☒ is/are personally known to me or _____ has/have produced a driver's license(s) as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____
(Seal)