

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124063 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543916

Doc Stamp-Deed: \$6,160.00

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 6518MPR309

Parcel Identification No 0108101025

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **10th day of September, 2026** between **Michael Joseph Pflug, a married man**, whose post office address is 17530 Sharon Valley Road, Manchester, MI 48158, of the County of Washtenaw, Michigan, Grantor, to **HOS 309, LLC, a Florida Limited Liability Company**, whose post office address is 8300 Eagle Ridge Drive, Cincinnati, OH 45243, of the County of Hamilton, Ohio, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT NO. 309 OF HOUSE OF THE SUN, F/K/A HALEAKALA "HOUSE OF THE SUN", A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1081, PAGE 1244, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGE 41, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

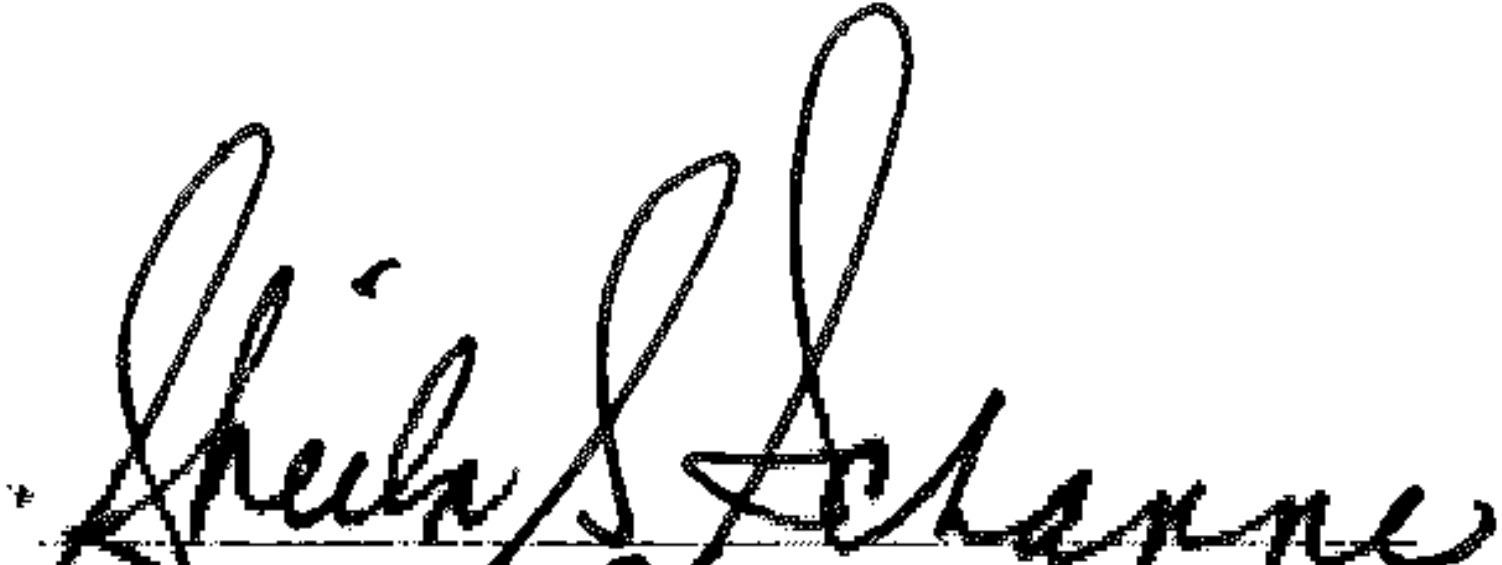
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 17530 Sharon Valley Road, Manchester, MI 48158.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Michael Joseph Pflug


WITNESS
PRINT NAME: SHEILA S. SCHANNE

5021 HEMATITE ST.
JACKSON, MI 49201
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: MARK SCHANNE

5021 HEMATITE ST.
JACKSON, MI 49201
WITNESS 2 ADDRESS

STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of September, 2026, by Michael Joseph Pflug, ☐ who is/are personally known to me or ☐ who has/have produced MICHIGAN Driver's License as identification.


Signature of Notary Public

MARK SCHANNE
Print, Type/Stamp Name of Notary

