

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Michelle A. Cabral, Esq.

Trusted National Title Insurance Agency, P.A.

800 Village Square Crossing, Suite 337

Palm Beach Gardens, Florida 33410

Property Appraisers Parcel Identification (Folio) Number:

**2014053002**

Florida Documentary Stamps in the

amount of \$ have been paid hereon.

9/14/2026 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544903

Doc Stamp-Deed: \$12,600.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the **10th** day of **September, 2026** by **ST. ARMANDS, LLC**, a Florida **limited liability company**, whose mailing address is 14419 Stirling Dr., Lakewood Ranch, FL 34202, herein called the Grantor, to **BLUE & ORANGE PROPERTIES LLC**, a Florida **limited liability company**, whose mailing address is 5109 Magnolia Pond Drive, Sarasota, FL 34233, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.

**Unit 2, Northwest Quadrant, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1909, Page 1894 through 1935, and all amendments thereto, and according to the Plat thereof, recorded in Condominium Book 26, Page(s) 13 through 13A, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**Subject to covenants, restrictions and utility easements of record and taxes for the year 2026 and thereafter.**

**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, and hereby warrant 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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Matthew J. Lapointe

WITNESS

PRINT NAME: Matthew J. Lapointe

Dylan Bradley

WITNESS

PRINT NAME: Dylan Bradley

ST. ARMANDS, LLC, a Florida limited liability company

By: Robert W. Schloss

Robert W. Schloss, its Manager

802 11th St. W  
Bradenton FL 34205

WITNESS 1 ADDRESS

22923 Eagles Watch Dr  
Land o Lakes, FL 34639

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of September, 2026, by Robert W. Schloss, as Manager of ST. ARMANDS, LLC, a Florida limited liability company, who is personally known to me or has produced FL D.C. as identification.

SEAL

My commission expires:

Eileen M. Pennington  
Notary Public

Eileen M. Pennington  
Printed Notary Name

