

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128193 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 0105-13-2032
Sales Price: \$436,000.00
File No.: 14979-L

9/22/2026 12:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3547599

Doc Stamp-Deed: \$3,052.00

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of September, 2026 by Thomas R. Fitzgerald, Jr. and Jennifer E. Fitzgerald, husband and wife, whose mailing address is 5176 West Lake Rd., Geneva, NY 14456 (hereinafter referred to as the "Grantor") to SPE #803, LLC, a Florida Limited Liability Company, whose mailing address is 3945 S. Shade Ave, Sarasota, FL 34231 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

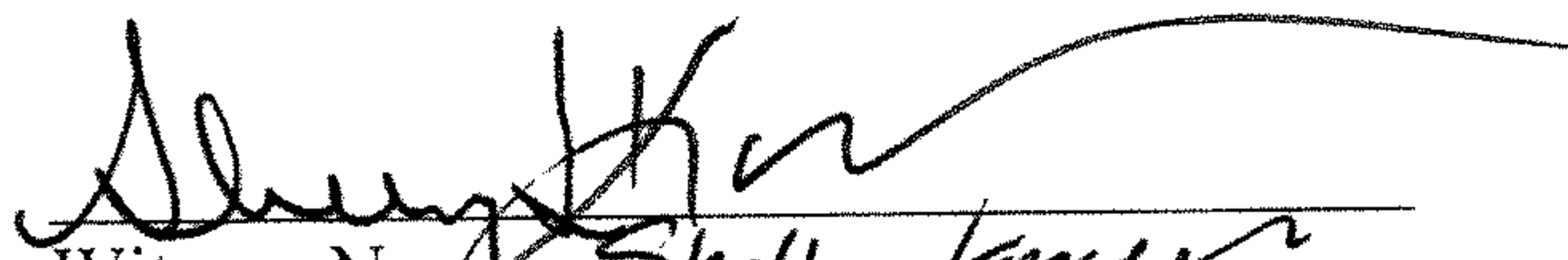
AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

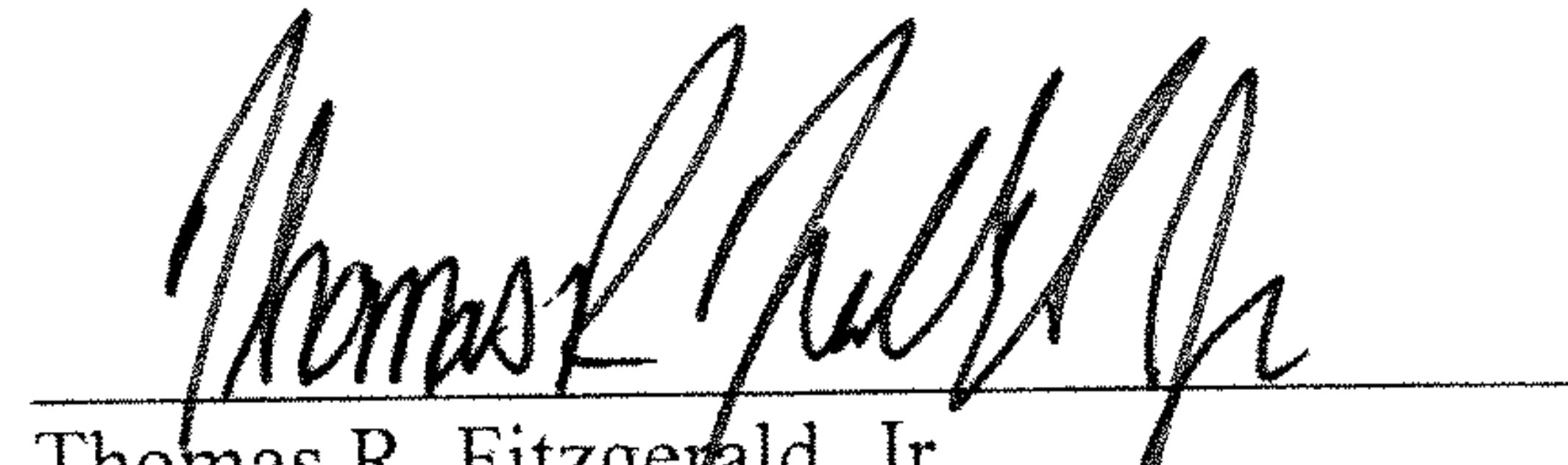
{signature page follows}

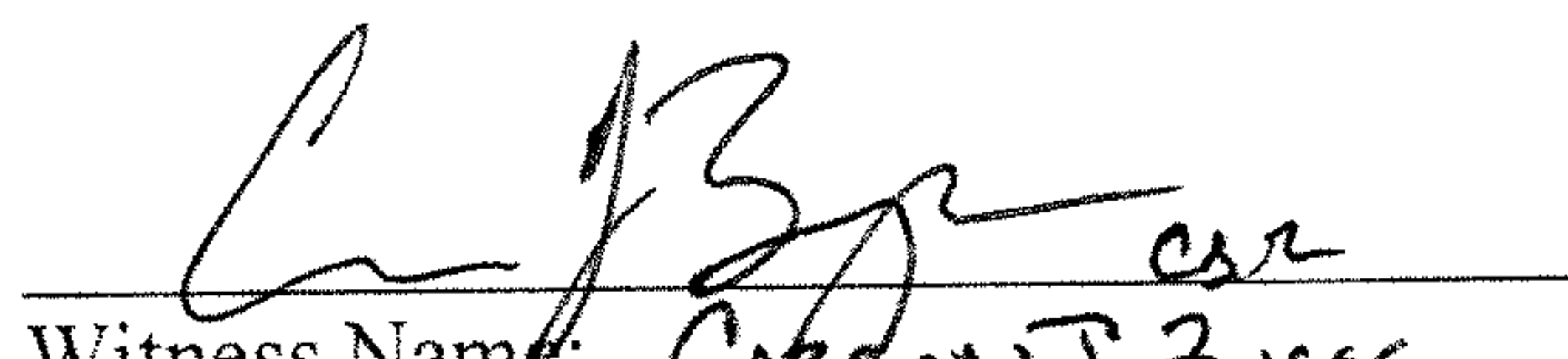
IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: Shelly Kaerew
P.O. Address: 399 Exchange
Geneva, NY 14456
(as to both)

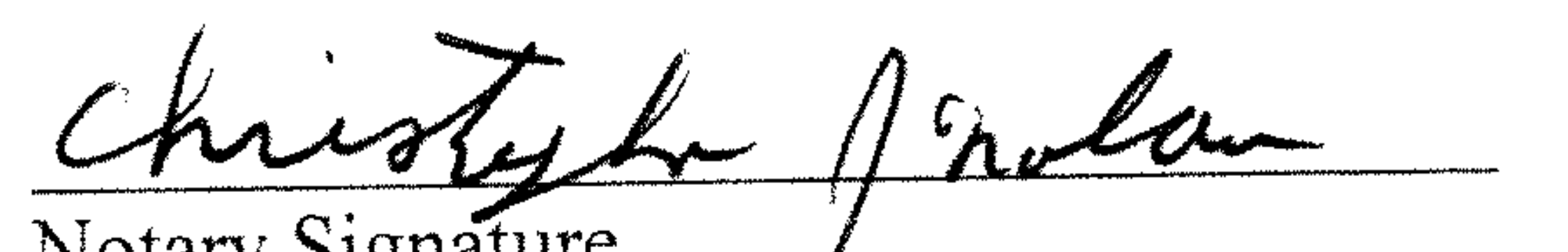

Thomas R. Fitzgerald, Jr.


Witness Name: Carson J. Zucc
P.O. Address: 399 Exchange St
Geneva NY 14456
(as to both)


Jennifer E. Fitzgerald

State of New York
County of Ontario

The foregoing instrument was acknowledged before me [☒] physical presence or [☐] online notarization, this 16th day of September, 2026, by Thomas R. Fitzgerald, Jr. and Jennifer E. Fitzgerald, who [☐] are personally known to me or [☒] have produced their NY Driver License as identification.


Notary Signature
Printed Name: Christopher J. Nolan
My Commission Expires: 05/15/2028

CHRISTOPHER J. NOLAN
Notary Public, State of New York
Reg. No. 01NO0024756
Qualified in Wayne County
Commission Expires May 15, 2028

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 20E, CONTINENTAL'S SEA CLUB II, A CONDOMINIUM, PHASE I, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1233, Page 73, and all exhibits and amendments thereof, and recorded in Condominium Book 10, Page 43, Public Records of Sarasota County, Florida.