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INSTRUMENT # 2026128683 2 PG(S)

9/22/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547979

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230608
Consideration: \$500,000.00

Doc Stamp-Deed: \$3,500.00

For official use by Clerk's office only

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SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this September 18, 2026, between 2126 Hyde Park LLC, a Florida limited liability company, whose mailing address is: 2930 Wolff Street, Denver, Colorado 80236, party of the first part, and TDA Homes LLC, a Florida limited liability company, whose mailing address is: 32 West 32nd Street, Woodland Park, New Jersey 07424, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 3, Block B, GROVE LAWN, according to the plat thereof, as recorded in Plat Book 4, Page 67, of the Public Records of Sarasota County, Florida.

Parcel ID#0056040055

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 15, 2026.

Signed, sealed and delivered in the presence of:

2126 Hyde Park LLC, a Florida limited liability company

Brittany Caruso-Taylor
Witness #1 signature
Brittany Caruso-Taylor
Print Witness #1 name

By: Nord E. Sandstrom
Nord E. Sandstrom, Manager

Caitlin Whetton
Witness #2 signature
Caitlin Whetton
Print Witness #2 name

State of UTAH
County of SALT LAKE

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization this 15 day of September, 2026 by Nord E. Sandstrom, Manager of 2126 Hyde Park LLC, a Florida limited liability company who is personally known to me or who produced DRIVER LICENSE as identification.

Maria Caruso
Notary Public
MARIA CARUSO
Print Notary Name

My Commission Expires: May 15, 2027

Notary Seal

