

9/24/2026 12:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548716

Consideration: \$8,750,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William C. McComb, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239

Doc Stamp-Deed: \$61,250.00

Master Parcel ID No. 2016140004
New Parcel ID No. 2016149048
(FOR INFORMATIONAL PURPOSES ONLY)

SPECIAL WARRANTY DEED TO TRUSTEE

THIS SPECIAL WARRANTY DEED, is made this 23rd day of September, 2026, by and between **WSR - LIDO BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose address is **3066 Tamiami Trail North, Suite 201, Naples, FL 34103** (hereinafter "GRANTOR"), and **NOEL B. GEER, AS TRUSTEE OF THE NOEL B. GEER LIVING TRUST U/A DATED MARCH 12, 2007, AS AMENDED FROM TIME TO TIME**, with the power and authority to protect, conserve, sell, lease, encumber, convey or otherwise to manage and dispose of the real property described herein, as provided for in Florida Statute §689.073, whose address is **304 Maybelle Lane, Nashville, TN 37205** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed, confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT NO. 907, LKR CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2026114741 AND AS PER CONDOMINIUM BOOK 52, PAGE 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

And Grantor hereby specially warrants the title to said property only against the lawful claims of all persons claiming by, through or under Grantor.

Conveyance of title to the aforesaid property is subject to the following exceptions, covenants, restrictions, limitations and conditions, to-wit:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.
2. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 1205, Page 2112, of the Public Records of Sarasota County, Florida.
3. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 1205, Page 2114, of the Public Records of Sarasota County, Florida.
4. Grant of Easement in favor of Storer Cable TV of Florida, Inc., recorded May 4, 1989 in Official Records Book 2119, Page 544, of the Public Records of Sarasota County, Florida.
5. Ordinance No. 03-4467, designating the district at 930 Ben Franklin Drive, as a historically significant district, recorded July 29, 2003 in Official Records Instrument No. 2003150139, of the Public Records of Sarasota County, Florida.

6. Terms and conditions of Chapter 161, F.S., Rule 16B-26.009 Sarasota County Coastal Construction Control Line recorded March 2, 1989 in Official Records Book 2102, Page 2632; Notice of General Permits for Activities Seaward of the Coastal Construction Control Line recorded May 13, 2010 in Official Records Instrument No. 2010059047 and Permit Number ST002474, Department of Environmental Regulation, State of Florida, filed 10/9/2023 with said Department, , of the Public Records of Sarasota County, Florida.
7. Perpetual Beach Storm Damage Reduction Easement in favor of the City of Sarasota, Florida, a municipal corporation of the State of Florida, recorded May 19, 2015 in Official Records Instrument No. 2015061437, as assigned to Sarasota County in Official Records Instrument No. 2025122397 as filed August 15, 2025, of the Public Records of Sarasota County, Florida.
8. Perpetual Beach Storm Damage Reduction Easement in favor of the City of Sarasota, Florida, a municipal corporation of the State of Florida, recorded May 21, 2015 in Official Records Instrument No. 2015062640, as assigned to Sarasota County in Official Records Instrument No. 2025122397 as filed August 15, 2025, of the Public Records of Sarasota County, Florida.
9. Public Access Easement in favor of the City of Sarasota, Florida, recorded March 20, 2023 in Official Records Instrument No. 2023044065, of the Public Records of Sarasota County, Florida.
10. Notice Regarding Development Restrictions recorded May 9, 2023 in Official Records Instrument No. 2023075459, of the Public Records of Sarasota County, Florida.
11. Easement from WSR Lido Beach, LLC to Florida Power & Light Company as filed in Official Records Instrument No. 2024008432, of the Public Records of Sarasota County, Florida.
12. Easement from WSR Lido Beach LLC, to Hotwire Communications, LTD as filed in Official Records Instrument No. 2024049723, of the Public Records of Sarasota County, Florida.
13. Easement from WSR Lido Beach, LLC to Florida Power & Light Company as filed in Official Records Instrument No. 2024109007, of the Public Records of Sarasota County, Florida.
14. Riparian and littoral rights.
15. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
16. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
17. Any portion of the property lying waterward of the mean-high water line of Gulf of Mexico.
18. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
19. Terms and conditions contained in the Declaration of Condominium of LKR Condominium, a Condominium, and all exhibits attached thereto and recorded in Official Records Instrument No. 2026114741, of the Public Records of Sarasota County, Florida.

20. All matters contained on the Plat of LKR Condominium, a Condominium, as recorded in Condominium Book 52, Page 43, of the Public Records of Sarasota County, Florida.

The individual executing this instrument on behalf of Grantor covenants and agrees that he has full right and authority to execute this instrument on behalf of Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) My. Dunn
Printed Name Matthew Dunn

P.O. Address: 3066 Tamiami Trail North, Suite 201
Naples, FL 34103

WSR – LIDO BEACH, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

By: Anthony Solomon
Its: Authorized Signatory

(2) Pam Lile
Printed Name Pam Lile

P.O. Address: 3066 Tamiami Trail North, Suite 201
Naples, FL 34103

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 23rd day of September, 2026, by Anthony Solomon, as Authorized Signatory of WSR – Lido Beach, LLC, a Delaware limited liability company.

TERRIA A. GENOVESI
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: X OR Produced Identification: _____

Type of Identification Produced: _____