

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129635 2 PG(S)**

9/24/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548810

CONSIDERATION: \$585,000.00

DOC TAX: \$4,095.00

RECORD: \$20.50

PARCEL ID NO.: 0106072023

Prepared by and return to:

Doc Stamp-Deed: \$4,095.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 21nd day of September 2026, by and between **RANDY L. FLURER and KAREN L. FLURER, individually and as Trustees of the FLURER FAMILY TRUST dated March 28, 2008**, hereinafter referred to as Grantor, whose post office address is 8967 Baroque Terrace, Sarasota, FL 34240, and **23 RIDGEVIEW, LLC, a Maine limited liability company**, hereinafter referred to as Grantee, whose post office address is 15 Nutmeg Lane, Thomaston, ME 04861.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Villa Unit 5, Block B, CASA BLANCA, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 567, Page 92, and all exhibits and amendments thereof, and recorded in Condominium Book 1, Page 40, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Brittney Santiago
Witness Name: Brittney Santiago
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

[Signature]
Witness Name: Amy Concilio
Witness Address: 50 Central Ave #4FL
Sarasota, FL 34236

FLURER FAMILY TRUST dated March 28, 2008

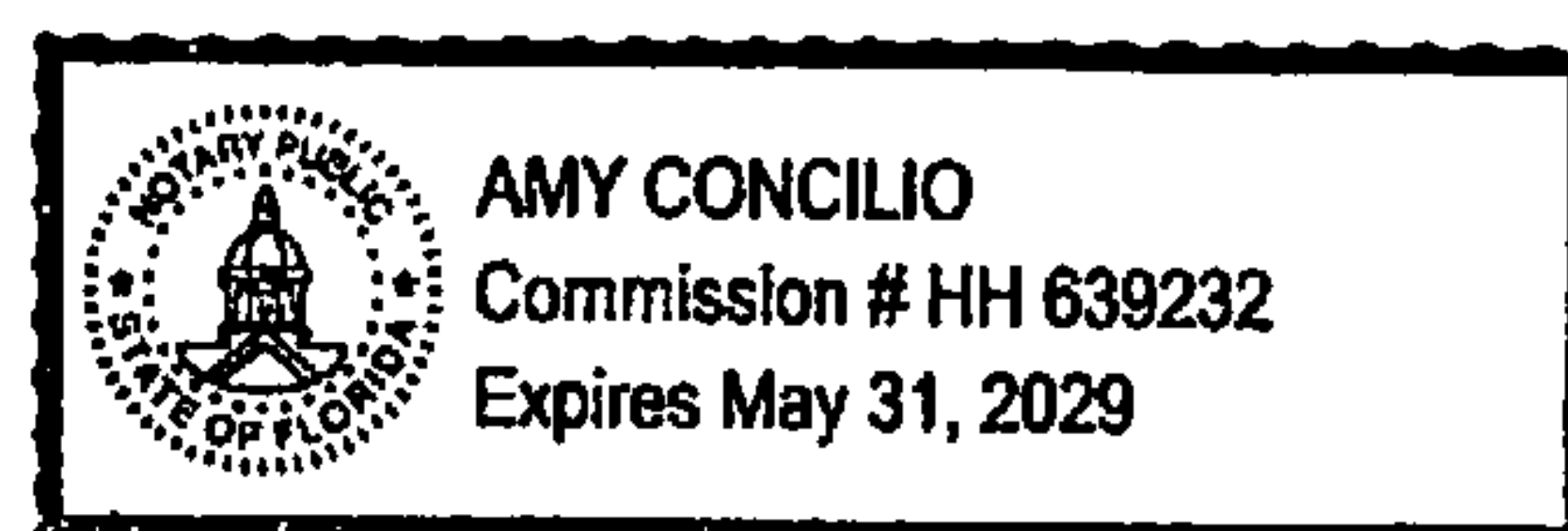
By: Randy L. Flurer
RANDY L. FLURER, individually and
as Trustee

By: Karen L. Flurer
KAREN L. FLURER, individually and
as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of September 2026 by RANDY L. FLURER and KAREN L. FLURER, individually and as Trustees of the FLURER FAMILY TRUST dated March 28, 2008, who are personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.