

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129717 2 PG(S)**

9/24/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548886

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Juan C. Villaveces, Esq.**
Our File Number: 333342-427086

Doc Stamp-Deed: \$25,900.00

Consideration: \$3,700,000.00
Doc Stamps: \$25,900.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 24th day of September, 2026, by Eric Sean Scott and Elda Eve Scott, husband and wife ("Grantor") to John M. Holland and Katherine J. Holland, husband and wife, as tenants by the entirety, whose post office address is 222 East Onwentsia Road, Lake Forest, IL 60045 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 45, Block 13, BIRD KEY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Page 20, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2012140010.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign:

Witness#1 Print:

Witness #1 Address:

Ivan S. Villaverde
240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign:

Witness#2 Print:

Witness #2 Address:

Katie Mellor
Katie Mellor
240 S Pineapple Ave
Sarasota FL 34236

Eric Sean Scott

Address: 705 West Central Avenue
Bentonville, AR 72712

Elda Eve Scott

Address: 705 West Central Avenue
Bentonville, AR 72712

STATE OF

COUNTY OF

Florida
Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of September, 2026, by Eric Sean Scott and Elda Eve Scott.



Katie Mellor
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known _____ (OR) Produced Identification ☒

Type of identification produced AR DL