

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129855 2 PG(S)**

Consideration: \$360,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

9/24/2026 2:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3549001

Property Appraiser's Parcel ID No.: 0099-03-3011

Doc Stamp-Deed: \$2,520.00

(FOR INFORMATIONAL PURPOSES ONLY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 23rd day of September, 2026, by and between **ROPP FAMILY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1221 Hancock Avenue, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **SCHROLL BUILDING 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **3900 Clark Road, Bldg #D2, Sarasota, FL 34233** (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 2, BUILDING D, LAKESHORE VILLAGE PLAZA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 1653, PAGE 735, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 21, PAGE 48, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR 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 GRANTOR.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

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:

Ropp Family, LLC, a Florida limited liability company

(1) [Signature]
Printed Name Lloyd M Robbins
P.O. Address 3505 Tuttle Ave
Sarasota, FL 34239

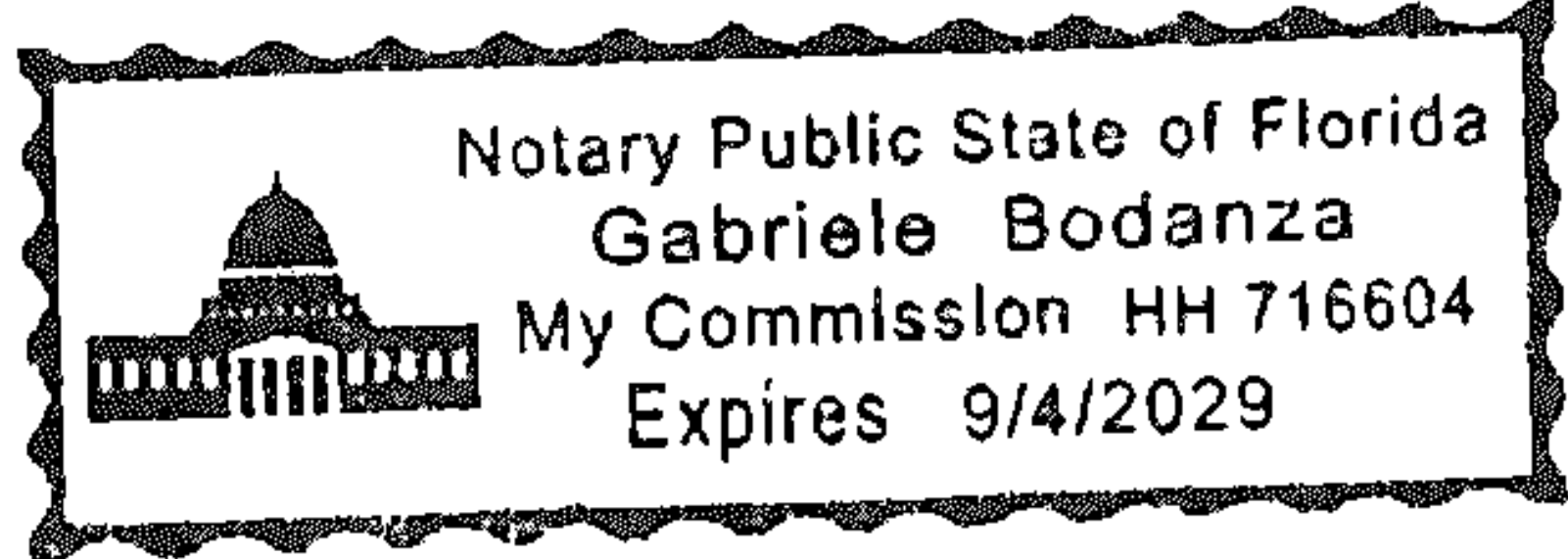
[Signature]
By: Michelle Jensen
Its: Manager

(2) [Signature]
Printed Name Gabrielle Bodanza
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ Manatee ^{GIB}

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 22nd day of September, 2026, by Michelle Jensen, Manager of Ropp Family, LLC, a Florida limited liability company, () who is/are personally known to me or (x) who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary