

4/10/2026 4:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478941

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: SILVERTOOTH.SIL

Consideration: \$465,000.00

Doc Stamp-Deed: \$3,255.00

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Warranty Deed

This Warranty Deed made this 9th day of April, 2026 between James Silvertooth and Lisa Silvertooth, Husband and Wife whose post office address is 3167 Espanola Drive, Sarasota, FL 34239, grantor, and Nicole R. Silvertooth, a single woman and William C. Quintana, a single man, as joint tenants with rights of survivorship whose post office address is 4205 Pine Meadow Terrace, Sarasota, FL 34233, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 17, Pine Meadow, according to the map or plat thereof as recorded in Plat Book 24, Page 17,
Public Records of Sarasota County, Florida.

Parcel Number: 0070100038

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements,
reservations and limitations of record, 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tina Williams

Witness

Printed Name: Tina Williams

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

James Silvertooth

James Silvertooth

Nikki Gerstner

Witness

Printed Name: Nikki Gerstner

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Lisa Silvertooth

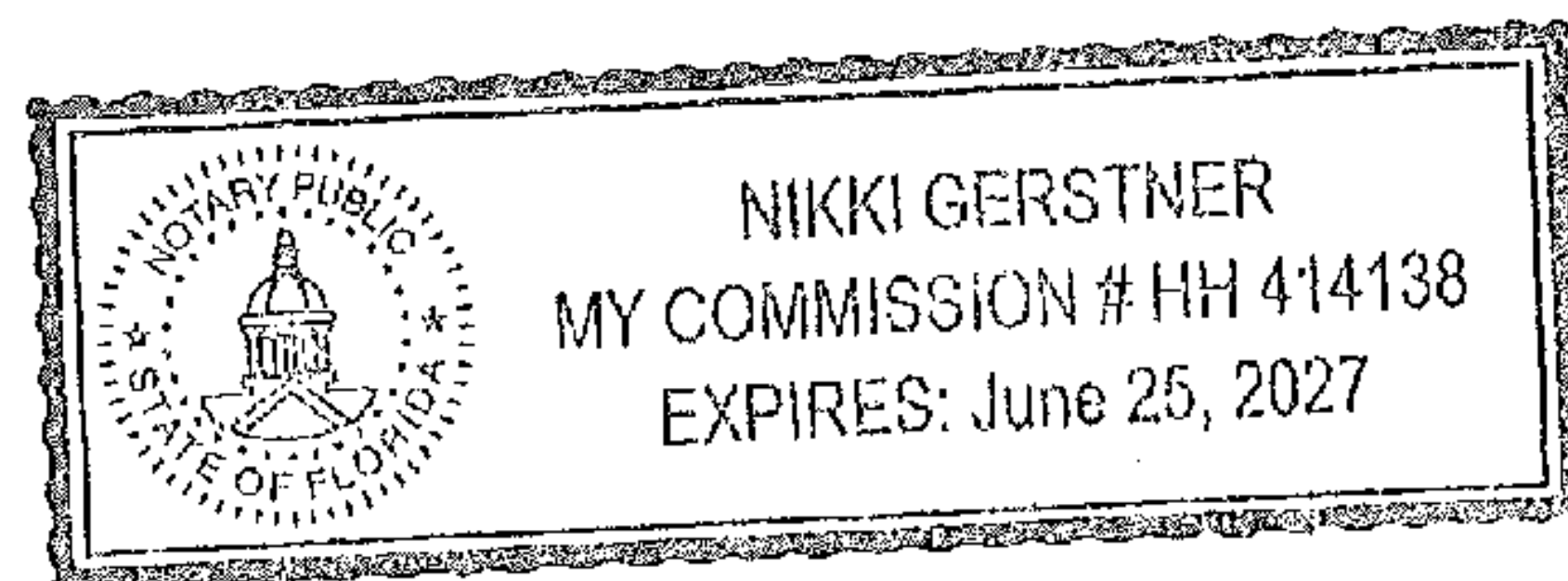
Lisa Silvertooth

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2026 by James Silvertooth and Lisa Silvertooth, husband and wife, who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Nikki Gerstner

Notary Public

Print Name: Nikki Gerstner

My Commission Expires: June 25, 2027