

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048851 2 PG(S)**

4/14/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479990

CONSIDERATION: \$10.00
DOC TAX \$.70
RECORD \$28.25

Prepared without the benefit of
a title examination by and return to:
Richard Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, Florida 34236

Doc Stamp-Deed: \$0.70

This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro, Inc. v. State Department of Revenue and Crescent Miami Center, LLC v. Florida Dept. of Revenue because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.

WARRANTY DEED

THIS INDENTURE, made this 14th day of April 2026, is made by and between CRISPIN NOEL CABATINGAN FRANCISCO, hereinafter referred to as Grantor, whose address is 629 Kingfisher Lane, Longboat Key, FL 34228, and 617 KINGFISHER LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose address is 629 Kingfisher Lane, Longboat Key, FL 34228.

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

Lot 20, Block B, LONGBOAT KEY ESTATES, according to the map or plat thereof as recorded in Plat Book 6, Page 11, 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.

Grantor warrants and covenants that neither Grantor nor any of Grantor's family reside on the property described herein; the property described herein does not constitute the homestead of Grantor under the laws of the State of Florida.

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

WITNESSES:

GRANTOR:

Lisa M. Heath

[Handwritten Signature]

Print Name: Lisa M. Heath
Address: 205 Londonderry Drive
Sarasota, FL 34240

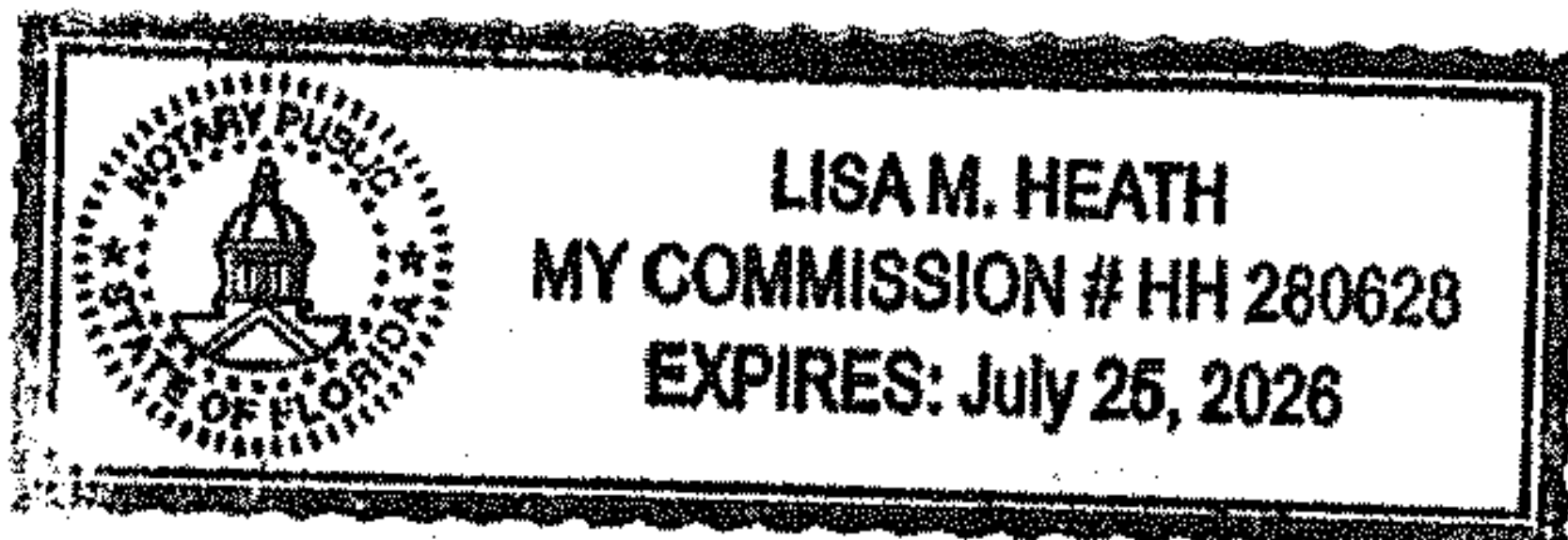
CRISPIN NOEL CABATINGAN FRANCISCO

Randee Lynn

Print Name: Randee Lynn
Address: 721 Manatee Ave.
Holmes Beach, FL 34217

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of March 2026 by CRISPIN NOEL CABATINGAN FRANCISCO, who is personally known to me or has produced Florida Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

Lisa M. Heath

Signature of Notary Public

Lisa M. Heath

Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 7/25/2026.