

4/22/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484048

Doc Stamp-Deed: \$5,075.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00196

Warranty Deed

This Warranty Deed, dated April 22, 2026 by **Robert K. Gale, A Married Man**, hereinafter called the Grantor, to **Smith Construction Group of Ohio, Inc., an Ohio Corporation**, who has a mailing address of 731 Orchard Lane, Dayton, OH 45434 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 603, Building 10, of Beachplace III, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1423, Page 1209, and according to the Plat thereof recorded in Condominium Book 16, Pages 6, 6A through 6N, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0010033094

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Robert K. Gale

Robert K. Gale
After Closing Address:

90 East End Avenue, Apt 19A
New York, NY 10028

Sharmin Amir

Witness: (Signature)

Sharmin Hoque Amir

Printed Name

430 Buckingham

Address

Richardson TX75081

City, State, Zip

Carlos Pittman

Witness: (Signature)

Carlos Pittman

Printed Name

732 S. 6th St. #5249

Address

Las Vegas, NV 89101

City, State, Zip

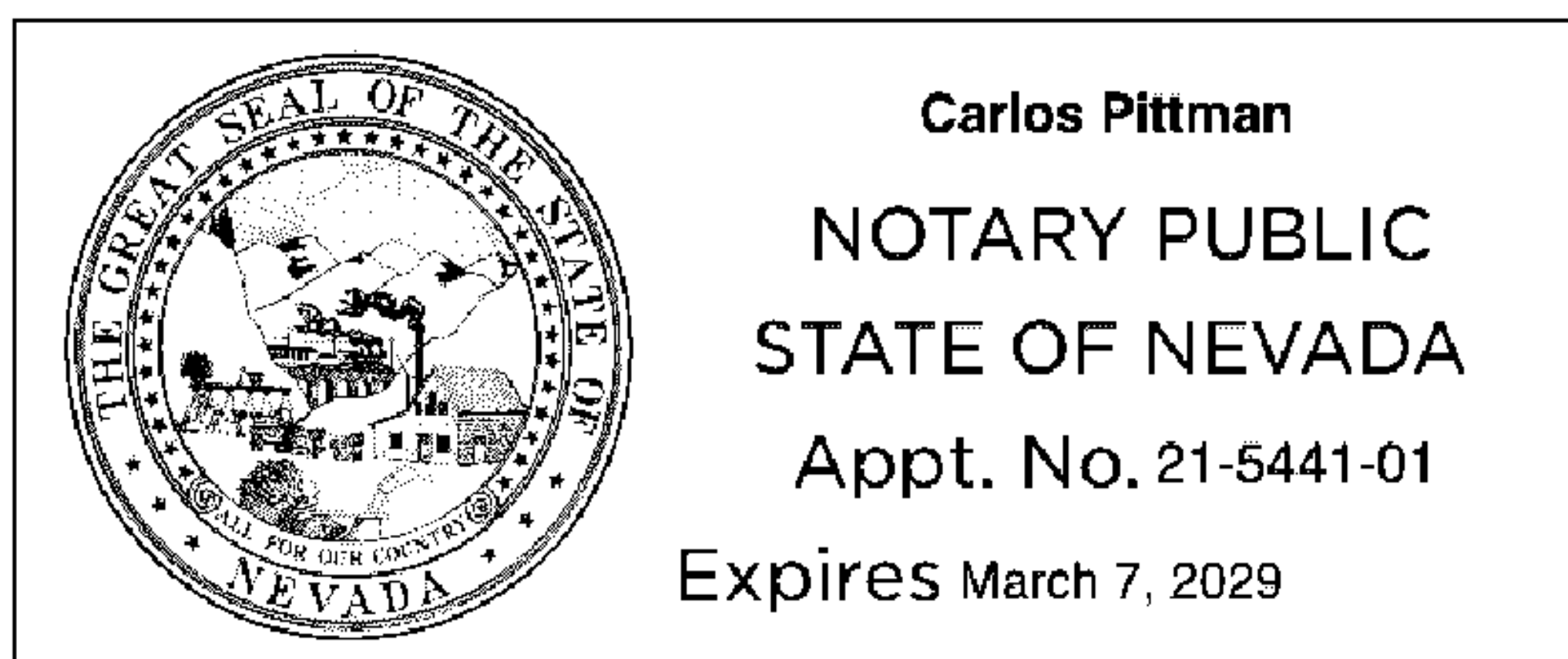
STATE OF: Nevada
COUNTY OF: Clark

The foregoing instrument was acknowledged on 04/21/2026 by means of () physical presence or
() online notarization by: **Robert K. Gale**
who is () personally known to me; or (X) produced a USA Passport as identification.

Carlos Pittman

Notary Public (signature)

Print Name: Carlos Pittman
My Commission Expires: 03/07/2029



Notarized remotely using audio-video communication technology via Proof.