

4/29/2026 4:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487544

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 26-33

Doc Stamp-Deed: \$20,195.00

Warranty Deed

Made on April **29**, 2026, by **David G.B. Lindsay and Priscilla Lindsay, husband and wife**, whose address is **1528 Gulfview Drive, Sarasota, FL 34236** (hereinafter called the "Grantor"), to **KA-JP Ventures, LLC, a Florida limited liability company**, whose post office address is **360 NORTH WASHINGTON DRIVE SARASOTA, FL 34236** (hereinafter called the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of **\$2,885,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

LOT 26 AND EAST 1/2 OF LOT 25, BAYPOINT PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 201, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **2036-14-0008**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes accruing subsequent to December 31, 2025.

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.

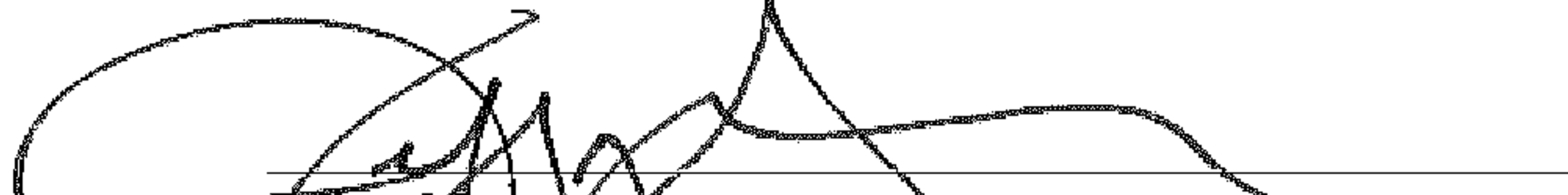
And the Grantor hereby covenants with said grantee that the Grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as stated above.

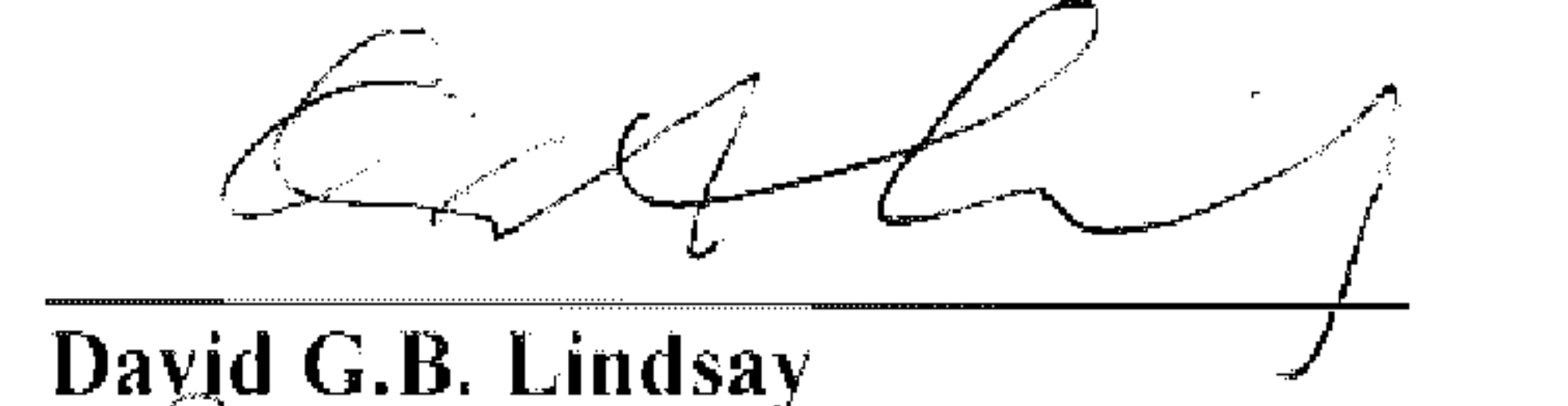
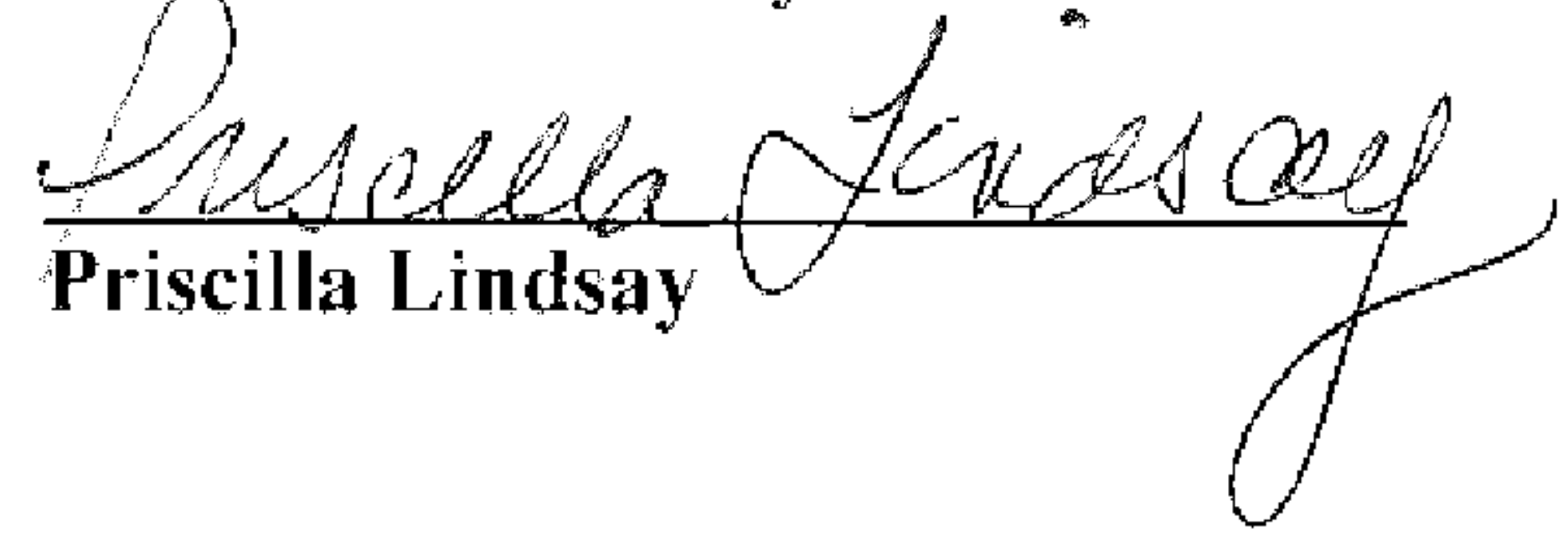
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:



Print Name: Jeffrey A. Grebe
Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236


David G.B. Lindsay

Priscilla Lindsay


Print Name: Nancy Sammarco
Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 21st day of April, 2026, by David G.B. Lindsay and Priscilla Lindsay, () who is/are personally known to me or () who has/have produced FL Driver's License as identification.


Signature of Notary Public
Nancy Sammarco
Print, Type/Stamp Name of Notary

