

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058139 2 PG(S)

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

4/30/2026 3:39 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488098

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0022-15-0002
File- MFL-2275269
Consideration Amount \$465,000.00

Doc Stamp-Deed: \$3,255.00

WARRANTY DEED

This Indenture, Made this April 30, 2026, between Douglas Williams Baldwin and Amy Lynn Baldwin, a married couple, whose post office address is: 5021 Almanza Ave, Sarasota, FL 34235, hereinafter called the "Grantor", and, 2514 57th Street Holdings, LLC, a Florida limited liability company, whose post office address is: 2446 57th St, Sarasota, FL 34243, 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Lot 19, Block "C" DeSoto Acres, as per plat thereof recorded in Plat Book 4, Page 41, of the Public Records of Sarasota County, Florida.

Property Address: 2514 57th Street, Sarasota, FL 34243

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

WITNESSES:

[Signature]

Witness #1 Signature

S. Wills

Witness #1 Print Name

3006 University Pkwy

Witness #1 Address

Sarasota FL 34243

Witness #1 City, State, Zip Code

[Signature]

Witness #2 Signature

Alicia Ackerland

Witness #2 Print Name

3012 University Pkwy

Witness #2 Address

Sarasota FL 34243

Witness #2 City, State, Zip Code

GRANTOR(S):

[Signature]

Douglas Williams Baldwin

[Signature]

Amy Lynn Baldwin

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this April 30, 2026 by: Douglas Williams Baldwin and Amy Lynn Baldwin, a married couple who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires:



SHERIL L. WILLS
Commission # HH 666336
Expires June 8, 2029