

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058180 2 PG(S)**

4/30/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488134

Recording \$18.50
Stamps \$700.00
Consideration: \$100,000.00

This Deed prepared by and return to:
Anne C. Beckmann
The Closing Table of Sarasota, LLC.
4731 Acorn Circle, Sarasota, Florida 34233
(incident to the issuance of title insurance)

Doc Stamp-Deed: \$700.00

File Number: 900.1472
Parcel I.D. # 0066050071

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of April, 2026, by **Dustin G. Mullet and Leah A. Mullet formerly known as Leah A. Thostenson, Husband and Wife**, herein called Grantor, to **Turbiak Holdings LLC, a Florida limited liability company**, whose post office address is 7025 Saddle Creek Circle, Sarasota, FL 34241, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 2, Block 4, Unit No. 1 Southridge, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 12, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, encumbrances, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on April 30, 2026.

Signed, sealed and delivered in our presence:

Kathleen A. Harting
Witness
Printed Name: Kathleen A. Harting
4731 Acorn Circle, Sarasota, FL 34233

Dustin G. Mullet (Seal)
Dustin G. Mullet
839 Hancock Avenue, Sarasota, FL 34232

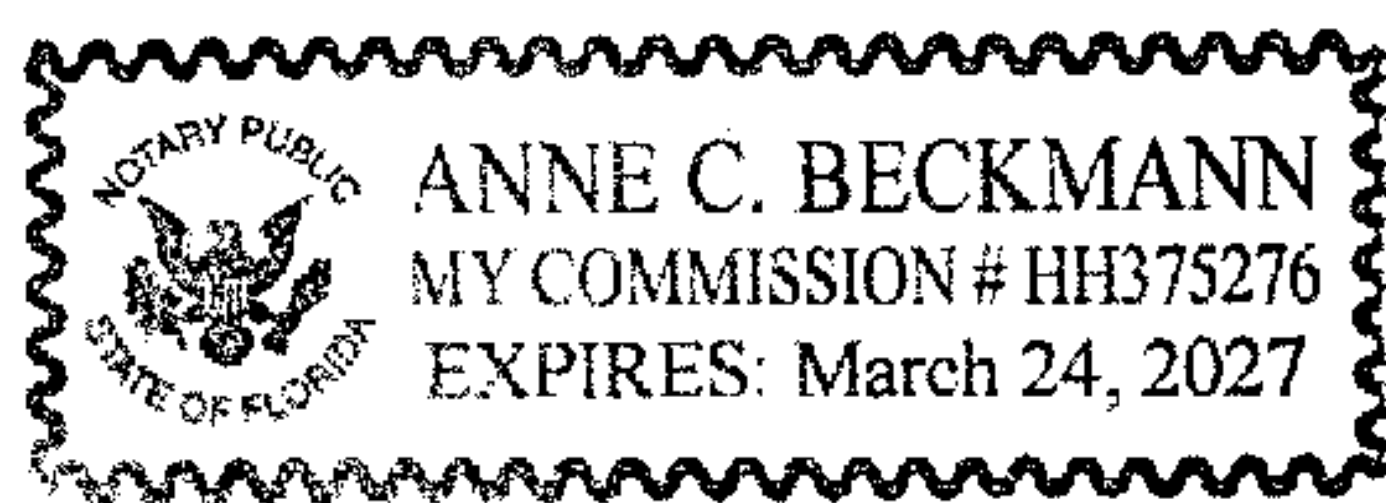
Anne C. Beckmann
Witness **Anne C. Beckmann**
Printed Name: _____
4731 Acorn Circle, Sarasota, FL 34233

Leah A. Mullet (Seal)
Leah A. Mullet f/k/a Leah A. Thostenson
839 Hancock Avenue, Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30th day of April, 2026, by Dustin G. Mullet and Leah A. Mullet f/k/a Leah A. Thostenson, husband and wife, who are personally known to me or who produced _____ their drivers' licenses _____ as identification.

(NOTARIAL SEAL)



Anne C. Beckmann
Notary Public, State of Florida at Large

Notary Public Print Name: Anne C. Beckmann

My Commission Expires: _____