

5/7/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491191

Doc Stamp-Deed: \$2,135.00

This Instrument Prepared by:

Ashley Evans
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

MORIN INVESTMENTS LLC
5965 69th Street East
Palmetto, FL 34221
File No.: 2026-04-6582

Parcel Identification Number:

0239-12-0013

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **5th day of May, 2026** between **Richard K. Ostrowe, an unmarried man, and Kathleen Ostrowe, an unmarried woman**, whose mailing address is **1885 Old Parrottsville Highway, Parrottsville, TN 37843** ("**Grantor**") to, **MORIN INVESTMENTS LLC, a Florida Limited Liability Company** whose mailing address is **5965 69th Street East, Palmetto, FL 34221** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota County, Florida** and fully described as follows:

Property Address:

2405 Appaloosa Cir, Sarasota, FL 34240

Lot 24, Paddocks North, according to the Plat thereof, recorded in Plat Book 37, Page(s) 44, 44A-O of the Public Records of Sarasota County, Florida.,

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Carrie Stuckey
Print Name: Carrie Stuckey
Address: 5350 Desoto Rd
Sarasota FL 34235

Kasey Geyer
Print Name: Kasey Geyer
Address: 5350 DeSoto Rd
Sarasota FL 34235

GRANTOR:

Kathleen Ostrowe
Kathleen Ostrowe

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May, 2026, by Kathleen Ostrowe, who is/are personally known to me or who has/have produced FLDL as identification.

Carrie Stuckey
Signature of Notary Public

Carrie Stuckey
Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Randall Bollinger
Print Name: Randall Bollinger
Address: 1436 Alpine DR
Sevierville, TN 37876

Corey E Sellars
Print Name: Corey E Sellars
Address: 1885 Old Parrottsville Hwy
Parrottsville, TN 37843

GRANTOR:

Richard K Ostrowe
Richard K. Ostrowe

STATE OF Tennessee
COUNTY OF Cocke

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 5 day of May, 2026, by Richard K Ostrowe, () who is/are personally known to me or () who has/have produced FL Provespic / Vet ID as identification.

Randall Bollinger
Signature of Notary Public

Randall Bollinger
Print, Type/Stamp Name of Notary
My Commission Expires
August 26, 2029

