

Prepared by/ Return to:
Sarah Duff
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60201019

5/11/2026 4:31 PM

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

SIMPLIFILE

Receipt # 3492679

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 0175143037

WARRANTY DEED

Doc Stamp-Deed: \$1,925.00

This Warranty Deed Made the 11 day of May, 2026, by Gordon Barnett, a married man, Kevin Barnett, a married man, and Brian Barnett, a married man, hereinafter called the grantor, whose post office address is: 185 HUNT CLUB DR, HADDON, ONTARIO N4H3Y8 to David A. Lombardo and Karen M. Lombardo, husband and wife, whose post office address is: 1540 Old Forge Road, Bartlett, IL 60103, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$275,000.00 (TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100) 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:

Apartment B-19, GULF POINT APARTMENTS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 712, Pages 48 thru 90, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 2, Pages 31, 31A thru 31C, of the Public Records of Sarasota County, Florida.

The Subject property is not the homestead of the Grantor under the Laws and Constitution of the State of Florida, in that neither Grantor or any members of the household of Grantor 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 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 taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: [Signature] Gordon Barnett
Printed Name: Winnifred Barnett
Post Office Address: 185 HUNT CLUB DR
LONDON, ONTARIO N4H3Y8

Witness 2 Signature: [Signature]
Printed Name: KAREN GISELE GAGNE
Post Office Address: 5-119 WORTLEY RD
LONDON, ONTARIO N6C 3P3

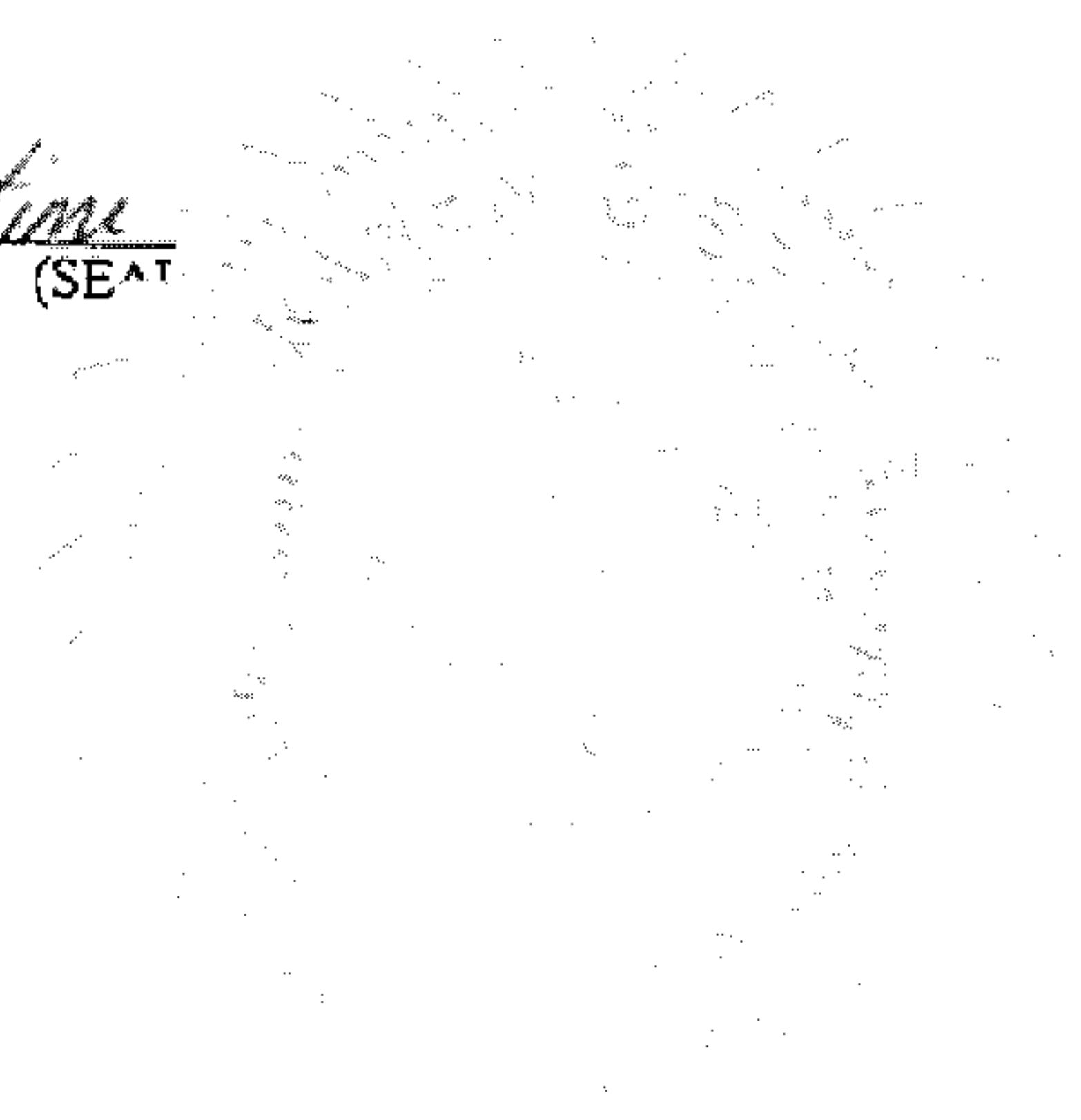
Province ONTARIO
STATE OF
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of May, 2026 by Gordon Barnett, a married man, who has/have produced DRIVER'S LICENCE as identification.

[Signature] My Commission Expires: Lifetime
Notary Public Signature (SEAL)
Printed Name: KAREN GISELE GAGNE

Online Notary (Check Box if acknowledgment done by Online Notarization)

Karen Gisèle Gagné-Notary Public &
Commissioner for Taking Affidavits for
Ontario 5-119 Wortley Rd, London,
ON N6C 3P3 519-868-7359.
Expiry: Lifetime L.S.O.#P05688



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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature]
Printed Name: CALISTA C. NWAIWU Kevin Barnett
Post Office Address: 178 WINDSTONE AV. SW
AIRDRIE, AB, T4B 3R3

Witness 2 Signature: [Signature]
Printed Name: HAROLD BERGSTEINSON
Post Office Address: 133 COOPERS COM
AIRDRIE, AB

PROVINCE
STATE OF ALBERTA
COUNTY OF AIRDRIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 7th day of May, 2026 by Kevin Barnett, a married man, who has/have produced
DRIVER'S LICENCE as identification.

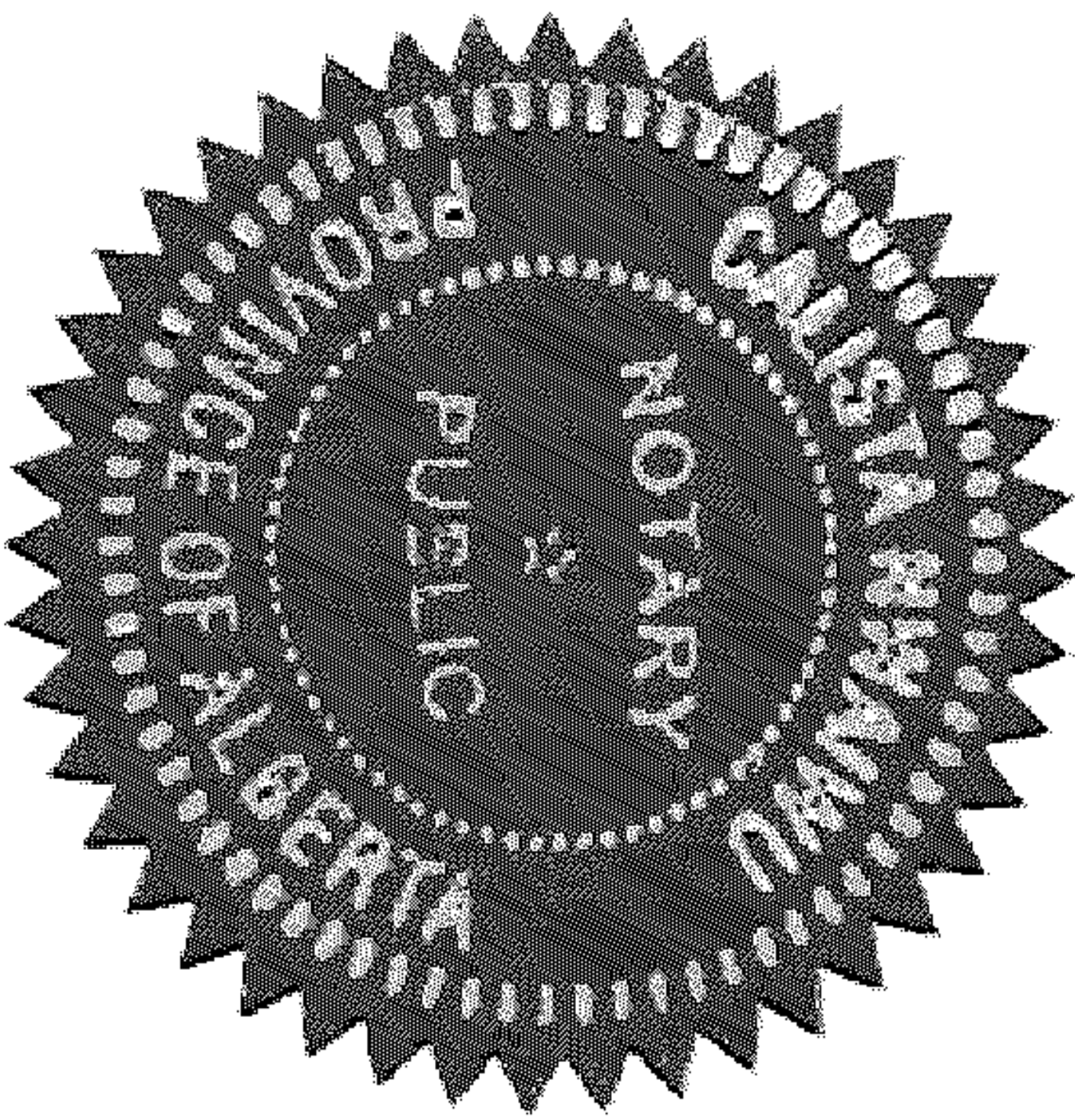
[Signature] **CALISTA C. NWAIWU** My Commission Expires: N/A
Notary Public, Barrister & Solicitor, Notary Public (SEAL)
Printed Name: CALISTA C. NWAIWU and a Commissioner for Oaths
 Online Notary (Check Box if acknowledgment done by Online Notarization)

CALISTA C. NWAIWU
Barrister & Solicitor, Notary Public
and a Commissioner for Oaths
in and for Alberta

Declared before me at the)
City of Airdrie, in the)
Province of Alberta,)
this 7th day of MAY,)
A.D. 2026.)

[Signature]
(Signature of Notary Public)

CALISTA C. NWAIWU
Barrister & Solicitor, Notary Public
and a Commissioner for Oaths
in and for Alberta



Sphinx Notaries
178 Windstone Avenue, SW
Airdrie, Alberta, T4B 3R3,
Canada
825-559-9491
info@sphinxnotaries.ca

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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature] [Signature]
Printed Name: JACOBUS VANDENBRINK Brian Barnett
Post Office Address: 3732 Glenwoods Ave
Sutton RRI, ON L0E 1R0

Witness 2 Signature: [Signature]
Printed Name: Abdool Azeez
Post Office Address: 22 Metro Rd S.
Keswick, ON L4P 1V8

Province Ontario
STATE OF Canada
COUNTY OF Canada

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 7 day of May, 2026 by Brian Barnett, a married man, who has/have produced
Driver's License as identification.

[Signature] My Commission Expires: Unlimited
Notary Public Signature (SEAL)
Printed Name: Somwati Persaud
 Online Notary (Check Box if acknowledgment done by Online Notarization)

Somwati Persaud
Licensed Paralegal & Notary Public
In and for the Province of Ontario
My commission is of unlimited duration
No legal advice given. LSO # P20803