

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064477 2 PG(S)**

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 6281-26SW-FL

5/13/2026 12:54 PM

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

**SIMPLIFILE**

Receipt # 3493566

**Doc Stamp-Deed: \$1,120.00**

Parcel Identification No 0450070032

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 13th day of May, 2026 between Linda Whalen, a widow, whose post office address is 447 Hill Street, Northbridge, MA 01588, of the County of Worcester, Commonwealth of Massachusetts, Grantor, to West Bridge Investments, LLC, a Florida Limited Liability Company, whose post office address is 205 Seaboard Avenue, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Lot 18, Block 7, Venice Groves, according to the Plat thereof, recorded in Plat Book 3, Page(s) 2 and 2A, of the Public Records of Sarasota County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2027 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered in our presence:*

SIERRA RENAE MILES-HUDSON

WITNESS #1 SIGNATURE

Sandra Wojcik

Linda Whalen by Sandra Wojcik, her Attorney-In-Fact

SIERRA RENAE MILES-HUDSON

WITNESS #1 PRINTED NAME

1833 S CECIL STREET PHILADELPHIA, PA 19143

WITNESS #1 ADDRESS

April Ridley-Cutts

WITNESS #2 SIGNATURE

April Ridley-Cutts

WITNESS #2 PRINTED NAME

P.O. Box 5316 Chesapeake VA 23324

WITNESS #2 ADDRESS

STATE OF Florida

COUNTY OF Broward

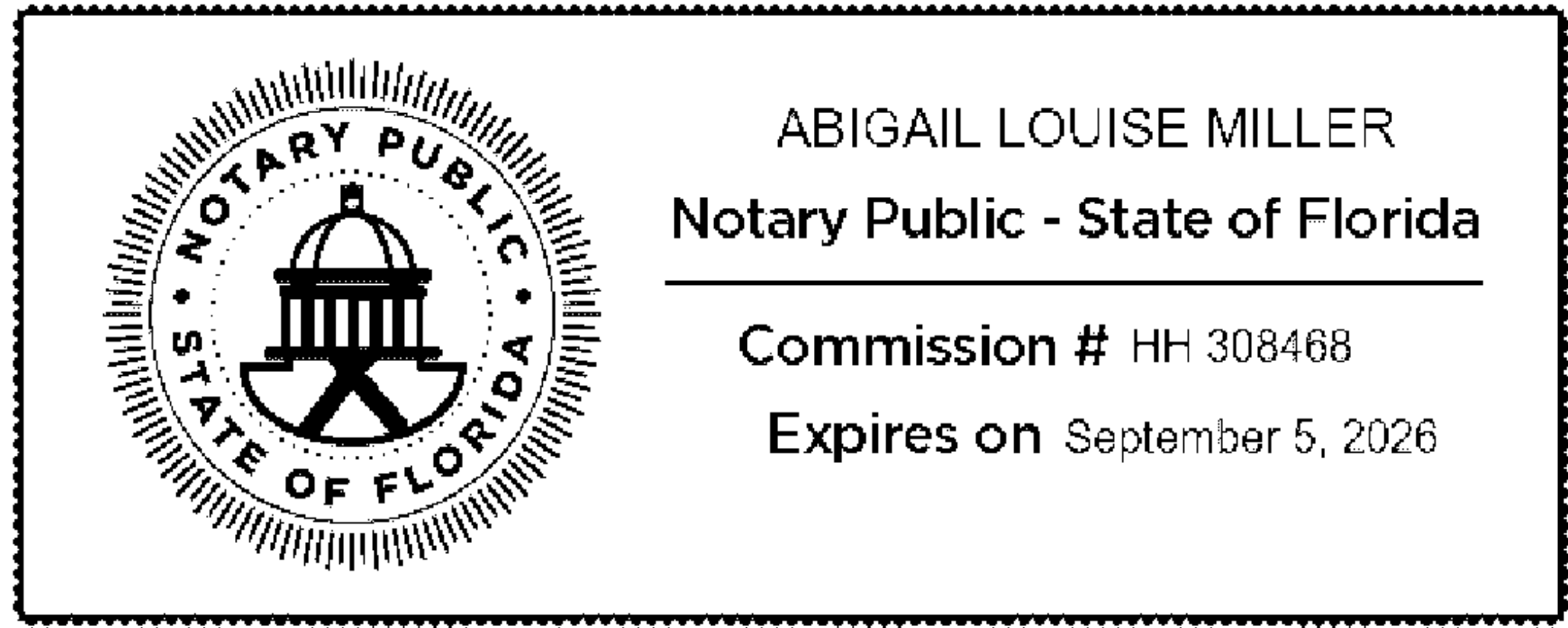
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11th day of May, 2026, by Sandra Wojcik, as Attorney-In-Fact for Linda Whalen,  who is/are personally known to me or  who has/have produced DRIVER LICENSE as identification.

Abigail Louise Miller

Signature of Notary Public

Abigail Louise Miller

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.