

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 5268-26SW-FL

5/13/2026 4:00 PM

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

SIMPLIFILE

Receipt # 3493872

Doc Stamp-Deed: \$3,447.50

Parcel Identification No 0159080024

[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 Syble S. Dubose and William S. Dubose, Individually and as Trustees of the Dubose Family Revocable Trust Agreement dated January 10, 2007, whose post office address is P.O. Box 1468, Highland City, FL 33846, of the County of Polk, State of Florida, Grantor, to Northlight Properties, LLC, a Florida Limited Liability Company, whose post office address is 501 Rembrandt Drive, Osprey, FL 34229, 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 16, Block D, Sorrento Shores, Unit Five, according to Plat thereof, recorded in Plat Book 17, Page 34 of the Public Records of Sarasota County, Florida.

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 1468, Highland City, FL 33846.

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

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

Signed, sealed and delivered in our presence:

Haley Johnson  
WITNESS #1 SIGNATURE

Haley Johnson  
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Amy Worth  
WITNESS #2 SIGNATURE

Amy Worth  
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of MAY, 2026, by Syble S. Dubose and William S. Dubose, Individually and as Trustees of the Dubose Family Revocable Trust Agreement dated January 10, 2007,  who is/are personally known to me or  who has/have produced FL. DRIV. LIC. as identification.

Amy Worth  
Signature of Notary Public

Amy Worth  
Print, Type/Stamp Name of Notary

the Dubose Family Revocable Trust Agreement dated January 10, 2007

By: Syble Dubose  
Syble S. Dubose, Individually and as Trustee

By: William S. Dubose  
William S. Dubose, Individually and as Trustee



**AMY WORTH**  
Notary Public  
State of Florida  
Comm# 11567701  
Expires 10/26/2028