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INSTRUMENT # 2026065715 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 4168-26SW-FL

5/15/2026 10:47 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494649

Doc Stamp-Deed: \$4,837.00

Parcel Identification No 0497-04-0023

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of May, 2026 between John E. Quinn, Jr. and Sally A. Quinn, husband and wife and Individually and as Trustees of Quinn Revocable Trust dated November 30, 2020, whose post office address is 840 Park Rd, Englewood, FL 34223-2828, of the County of Sarasota, State of Florida, Grantor, to Paul M. Staniec, Trustee of the Paul M. Staniec Living Trust Agreement dated May 21, 2025, whose post office address is 6007 Harbor Place Drive, St. Clair Shores, MI 48080, of the County of Macomb, State of Michigan, 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 3, and the West 1/4 of Lot 4, Lemon Bay Park, according to the Plat thereof, recorded in Plat Book 5, Page(s) 58, 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 2026 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:

Nicole Mantha
WITNESS #1 SIGNATURE

NICOLE MANTHA
WITNESS #1 PRINTED NAME

1091 BAY HARBOR DR, EDGECWOOD,
WITNESS #1 ADDRESS FL 34224

Van Stephen Ware
WITNESS #2 SIGNATURE

VAN STEPHEN WARE
WITNESS #2 PRINTED NAME

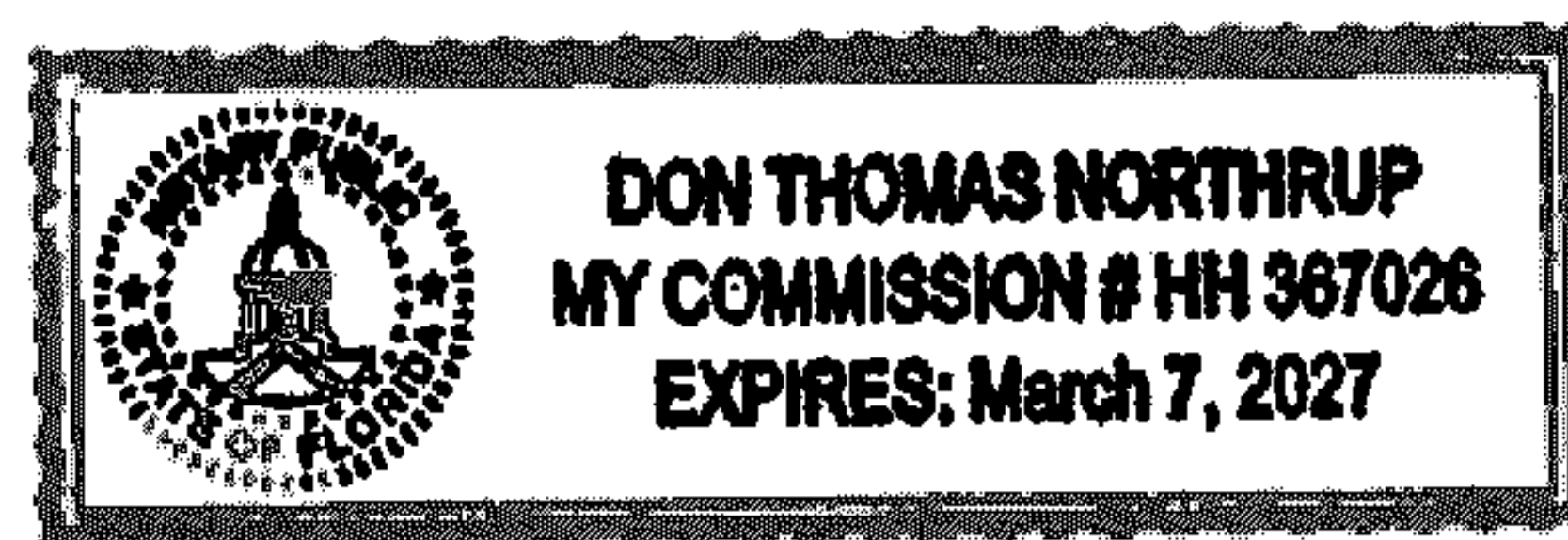
1957 TROUT CIR, EDGECWOOD,
WITNESS #2 ADDRESS FL 34224

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of MAY, 2026, by John E. Quinn, Jr. and Sally A. Quinn, Individually and as Trustees of Quinn Revocable Trust dated November 30, 2020, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Don Northrup
Signature of Notary Public

DON NORTHROP
Print, Type/Stamp Name of Notary



Quinn Revocable Trust dated November 30, 2020

By: John E. Quinn, Jr.
John E. Quinn, Jr., Individually and as Trustee

By: Sally A. Quinn
Sally A. Quinn, Individually and as Trustee