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5/18/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495540

Prepared By and Return To:
Veronica Vega
Sunset Park Title Company LLC
4041 Crescent Park Drive
Riverview, FL 33578

Doc Stamp-Deed: \$8,528.10

Order No.: 25-1073A

Property Appraiser's Parcel I.D. (folio) No.:
0810030214

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 5/18/26 by Homes by West Bay, LLC a Florida limited liability company, and having its principal place of business at 4065 Crescent Park Drive, Riverview 33578 (the "Grantor"), and Stephen Lee StClair and Valerie Gail StClair, husband and wife, whose post office address is 11264 Brightly Drive, Venice, FL 34293, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of SARASOTA, State of Florida, viz:

Lot 214, Everly at Wellen Park, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 66 through 106, inclusive, of the Public Records of Sarasota County, Florida.

Subject to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and taxes for 2026, and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Danielle Jones
Witness Signature

Danielle N. Jones

Printed Name of First Witness

4065 Crescent Park Drive, Riverview,
Florida 33578

Address of First Witness

Christle J. Brodie
Witness Signature

Christle J. Brodie

Printed Name of Second Witness

4065 Crescent Park Drive, Riverview,
Florida 33578

Address of Second Witness

Homes by West Bay, LLC a Florida limited liability
company

BY: Marlena Nitschke

AUTHORIZED SIGNATORY

Marlena Nitschke, Controller

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

Sworn to (or affirmed), subscribed, and acknowledged before me by means of Physical Presence on

5/5/2026, by Marlena Nitschke, Controller
of Homes by West Bay, LLC, a Florida limited liability company, who is personally known to me.

Laysha McDonald
Notary Public

My Commission Expires:

