

5/18/2026 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495545

Prepared by and return to:

**Charles Chacko**

OS National LLC

3097 Satellite Blvd., Suite 230

Duluth, GA 30096

(770) 497-9100

This document is prepared as an incidental service  
to the issuance of a title insurance policy.

**Doc Stamp-Deed: \$1,239.00**

File Number: 619172

Parcel Number: 2035-03-2014

Address: 2224 Bahia Vista Street, Unit E6, Sarasota, FL 34239

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 15th day of May, 2026, between **Neil Spath, single**, whose post office address is: 2225 Regent St. Madison, WI 53726, Grantor, and **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust** whose post office address is: 1295 W Washington St Suite 115 Tempe, AZ 85288, existing under the laws of the State of Delaware, Grantee, (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit E-6, Building E, CORDOVA GARDENS II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1304, Page 1463, and amendments thereto, and as per plat thereof as recorded in Condominium Book 13, Pages 16 and 16A, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel Identification Number: 2035-03-2014

**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 2025.

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

*Signed and Sealed in Our Presence:*

Witness: Jerry L. Withers  
Witness #1 Signature  
Printed Name: Jerry L. Withers

Grantor: Neil Spath  
Neil Spath

Printed Address:  
2951 Siena Heights Dr., #4313, Henderson, NV 89052

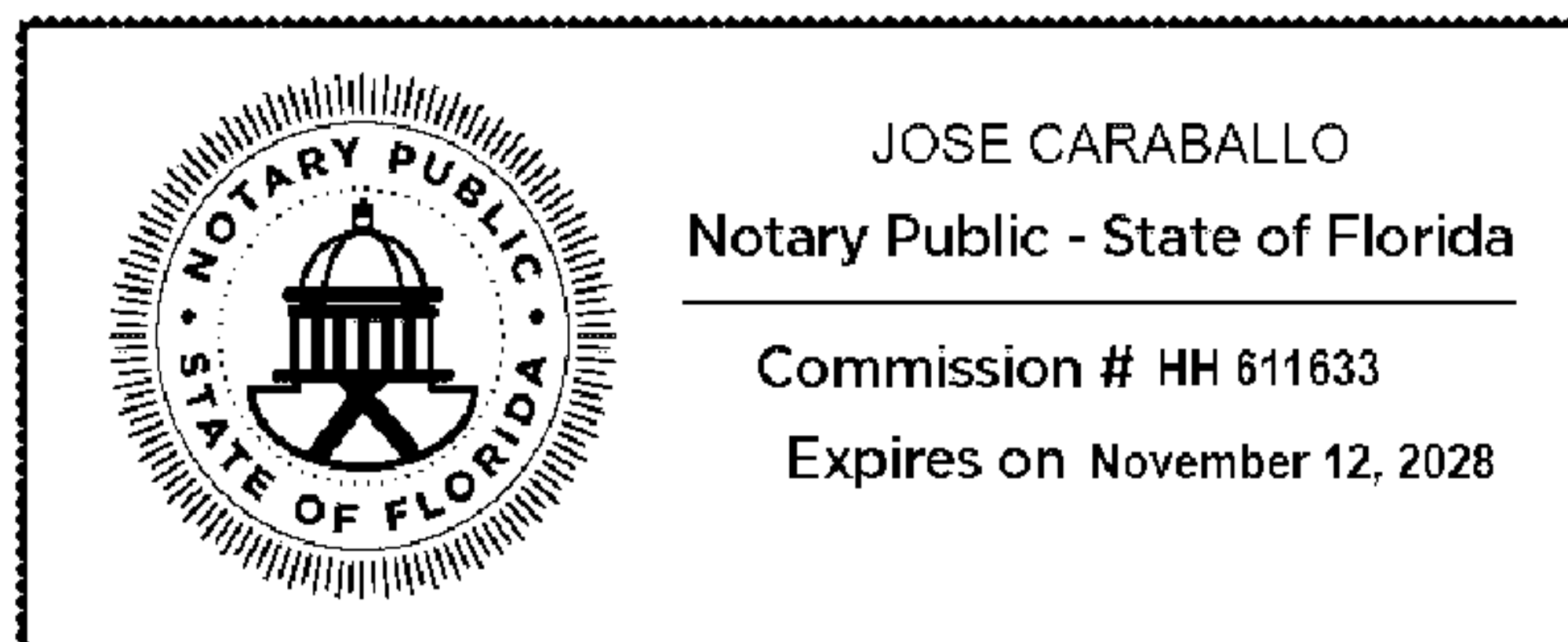
[Signature]  
Witness #2 Signature  
Printed Name: Jose Caraballo

Printed Address:  
6325 NW 104th Path Doral FL 33178

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of May, 2026, by Neil Spath,  who is personally known to me or  who has produced DRIVER LICENSE as identification.

[Signature]  
Notary Public  
Printed Name: Jose Caraballo  
My Commission Expires: 11/12/2028



Notarized remotely online using communication technology via Proof.