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INSTRUMENT # 2026068010 2 PG(S)

Prepared by and return to:

Liz Bermejo  
CLA Title & Escrow  
2455 East Sunrise Boulevard, Suite 1205  
Fort Lauderdale, FL 33304  
(888) 924-9008  
File No FL-26-30714

5/20/2026 9:53 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3496483

Doc Stamp-Deed: \$5,005.00

Parcel Identification No 0089060018

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## WARRANTY DEED

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

This indenture made the 15th day of May, 2026 between Kathryn Joan Flavin, a single woman, whose post office address is 565 Solitaire Palm Drive, Indialantic, FL 32903, of the County of Brevard, State of Florida, Grantor, to Ryan Thompson, a single man, whose post office address is 3988 Berlin Drive, Sarasota, FL 34233, 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 County, Florida, to-wit:

Lot 1, OAK RIDGE, according to the plat thereof, as recorded in Plat Book 29, Pages 12, 12A and 12B, 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 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:  
(as to all signatories)

K Milad  
WITNESS  
PRINT NAME: Karenina Milad  
967 Brickell St. SE  
Palm Bay, FL 32909  
WITNESS 1 ADDRESS

Kathryn Joan Flavin  
Kathryn Joan Flavin

Saskia Kok-Tricoli  
WITNESS  
PRINT NAME: SASKIA KOK-TRICOLI  
1150 Malabar Rd SE, Ste 111  
Palm Bay, FL 32907  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14 day of MAY, 2026, by Kathryn Joan Flavin, () who is/are personally known to me or () who has/have produced DRIVER LICENSE as identification.

Saskia Kok-Tricoli  
Signature of Notary Public  
SASKIA KOK-TRICOLI  
Print, Type/Stamp Name of Notary

