

5/20/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

EPN

Receipt # 3496794

J. Kevin Drake
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 6364-001

Doc Stamp-Deed: \$2,450.00

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Warranty Deed

This Warranty Deed made this 20th day of May, 2026 between 2707 Bigelow, LLC, a Florida limited liability company whose post office address is 4479 Ascot Circle South, Sarasota, FL 34235, grantor, and Cristhian Cruz, a single man whose post office address is 2707 Bigelow Drive, Sarasota, FL 34239, 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, 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 5, Block 135, SOUTH GATE, UNIT NO. 31, according to the plat thereof as recorded in Plat Book 10, Page 63, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0058140030

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 **December 31, 2025**.

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:

Darci L. Ussher
Witness Name: Darci L. Ussher
Witness Address : 1432 First Street
Sarasota, FL 34236

Felicia DeRowe
Witness Name: Felicia DeRowe
Witness Address : 1432 First Street
Sarasota, FL 34236

2707 Bigelow, LLC

By: Sharon T. Miller
Sharon T. Miller, Authorized Member

By: Lauren C. Miller
Lauren C. Miller, Authorized Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2026 by Sharon T. Miller, Authorized Member and Lauren C. Miller, Authorized Member of 2707 Bigelow, LLC, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



FELICIA C. DEROWE
Commission # HH 300630
Expires August 15, 2026

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____