

5/29/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500632

Doc Stamp-Deed: \$1,400.00

Prepared by and return to:

Evie Wexler

Right Coast Title Agency LLC

2001 N. Federal Highway

318

Pompano Beach, FL 33062

(954) 633-8766

File No 26-1076

Parcel Identification No 0069-12-0005

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WARRANTY DEED

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

This indenture made the ^{29th} day of May, 2026, between Joseph Mendola, a married man, Michael Mendola, a single man, and Ryan Johnson, a single man whose post office address is 11014 4th Ave. E. Bradenton, FL 34212 of the County of Manatee, Florida and Christine M. Blake, a single woman, whose post office address is 11014 4th Avenue East, Bradenton, FL 34212, of the County of Manatee, Florida, Grantors, to GGA Rising Capital LLC, a Florida limited liability company, whose post office address is 2142 Hacienda Terrace, Weston, FL 33327, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 33 and the South 1/2 of Lot 32, Block F, Ashworth Park, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 174, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead addresses are:

Christine M. Blake : 4900 Live Oak Dr. Sarasota, FL 34232

Joseph Mendola: 11014 4th Ave E. Bradenton, FL 34212

Ryan Johnson: 11014 4th Ave E. Bradenton, FL 34212

Michael Mendola: 11014 4th Ave E. Bradenton, FL 34212

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Joseph Mendola

[Signature]
Michael Mendola

Christine M. Blake
Christine M. Blake

Ryan J.
Ryan Johnson

[Signature]
WITNESS

PRINT NAME: Danielle O'Berry

[Signature]
WITNESS

PRINT NAME: Carrie Stuckey

4900 Live Oak Drive, Sarasota FL 34243
WITNESS 1 ADDRESS

5350 Desoto Rd Sarasota FL 34235
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 2026, by Joseph Mendola, Michael Mendola, Christine M Blake and Ryan Johnson, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Carrie Stuckey
Print, Type/Stamp Name of Notary

