

6/1/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501128

Doc Stamp-Deed: \$2,030.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 5785-26SW-FL

Parcel Identification No 0420150031

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WARRANTY DEED

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

This indenture made the 1st day of June, 2026 between Kimberly A. Peterson, Individually and as Successor Trustee of Margaret C. Weinauer Trust dated October 1, 2015, whose post office address is 14327 Hickory Way, Apple Valley, MN 55124, of the County of Dakota, State of Minnesota, Grantor, to David L. Wykes, a single man, whose post office address is 1450 Glen Road, Howell, MI 48843, of the County of Livingston, State of Michigan, 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, Florida, to-wit:

Lot 24, Block 1, Venetian Falls Phase 1, according to the Plat thereof, recorded in Plat Book 44, Page(s) 23, 23A through 23X, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 1418 Maseno Drive, Venice, FL 34292.

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

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

Signed, sealed and delivered in our presence:

Kim Thakur

WITNESS #1 SIGNATURE

Kim Thakur

WITNESS #1 PRINTED NAME

7223 Claudelle Street, Lake Worth FL 33467

WITNESS #1 ADDRESS

Obier Miranda

WITNESS #2 SIGNATURE

Obier Miranda

WITNESS #2 PRINTED NAME

9415 Sunset Dr Miami, FL 33173

WITNESS #2 ADDRESS

STATE OF Texas

COUNTY OF Bowie

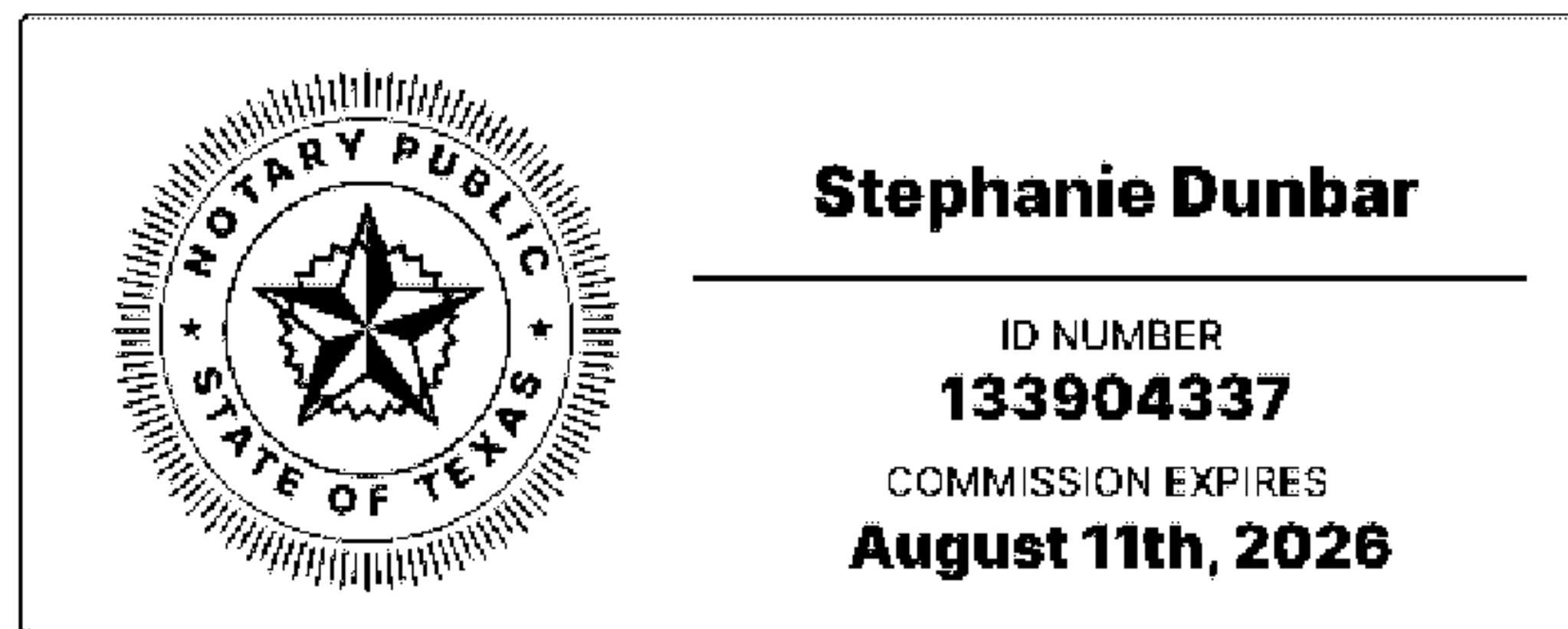
The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 29th day of May, 2026, by Kimberly A. Peterson, Individually and as Successor Trustee of Margaret C. Weinauer Trust dated October 1, 2015, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

Stephanie Dunbar

Signature of Notary Public

Stephanie Dunbar

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.