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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501210

Prepared by and return to:

Joseph B. Battaglia

Battaglia Law, PLLC

9040 Town Center Pkwy

Lakewood Ranch, FL 34202

(941) 677-0088

File Number: 1251.055

Doc Stamp-Deed: \$9,450.00

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Warranty Deed

This Warranty Deed made this 28th day of May, 2026 between Warren Paul McClain, Jr. and Shelley A. McClain, Husband and Wife, whose post office address is 3021 Mary Powell Way, Hahira, GA 31632, grantor, and Lewis G. Lefer and Beth Cooper, Husband and Wife, as tenants by the entirety, whose post office address is 8968 Artisan Way, Sarasota, FL 34240, 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 94, ARTISTRY PHASE 2C & 2D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0245090094

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 12/31/2025.

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:

Witness #1

Sign: _____

Print: Joseph B. Battaglia

Address: 9040 Town Center Parkway, Lakewood Ranch, FL 34202

Witness #2

Sign: _____

Print: Rachel L. Varna

Address: 9040 Town Center Parkway, Lakewood Ranch, FL 34202

Warren Paul McClain, Jr.
Warren Paul McClain, Jr.

Shelley A. McClain
Shelley A. McClain

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2026 by Warren Paul McClain, Jr. and Shelley A. McClain who ☐ are personally known or ☒ have produced FL DL as identification.

[Seal]



Rachel L. Varna
Notary Public
Print Name: Rachel L. Varna
My Commission Expires: _____