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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503323

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

STEVEN W. LEDBETTER, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

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WARRANTY DEED

This Warranty Deed made between ANTHONY MUIA and LAUREN MOSOLINO-MUIA, Husband and Wife, (hereinafter known as "Grantor") whose post office address is 402 Baycrest Dr., Venice, FL 34285, and ANTHONY MUIA and LAUREN MOSOLINO-MUIA, Trustee (such Trustee hereinafter known as "Grantee") of the MUIA JOINT TRUST dated MAY 11, 2021 (the "Trust"), whose post office address is 402 Baycrest Dr., Venice, FL 34285.

(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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

LOT 14, BLOCK A, BAYSHORE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 69, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

Parcel Identification Number: 0175080045

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to any and all tax exemptions, as applicable, the Grantor may be entitled to personally, including the homestead property tax exemption pursuant to the provisions of Florida Statute 196.041(2).

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Subject to all reservations, covenants, conditions, restrictions, mortgages, easements of record, to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any, and taxes accruing subsequent to December 31, 2025.

Together with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto or in anywise appertaining.

To Have and to Hold the Subject Property with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:
 - a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

- c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;
 - d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;
 - e. To manage, control, operate, and dispose of said real estate, to collect the rents, issues, and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.
2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.
 3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.
 4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts, and requirements of this instrument.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 4 day of June, 2026

Signed, sealed and delivered in our presence:

Sandra J. Winkler
 Witness #1 Signature &
 Printed Name: SANDRA WINKLER

Address: 229 Pensacola Road, Venice, FL 34285

Heather Zbytniewski
 Witness #2 Signature &
 Printed Name: HEATHER ZBYTNIIEWSKI

Address: 229 Pensacola Road, Venice, FL 34285

Anthony Muia
 ANTHONY MUIA, Grantor

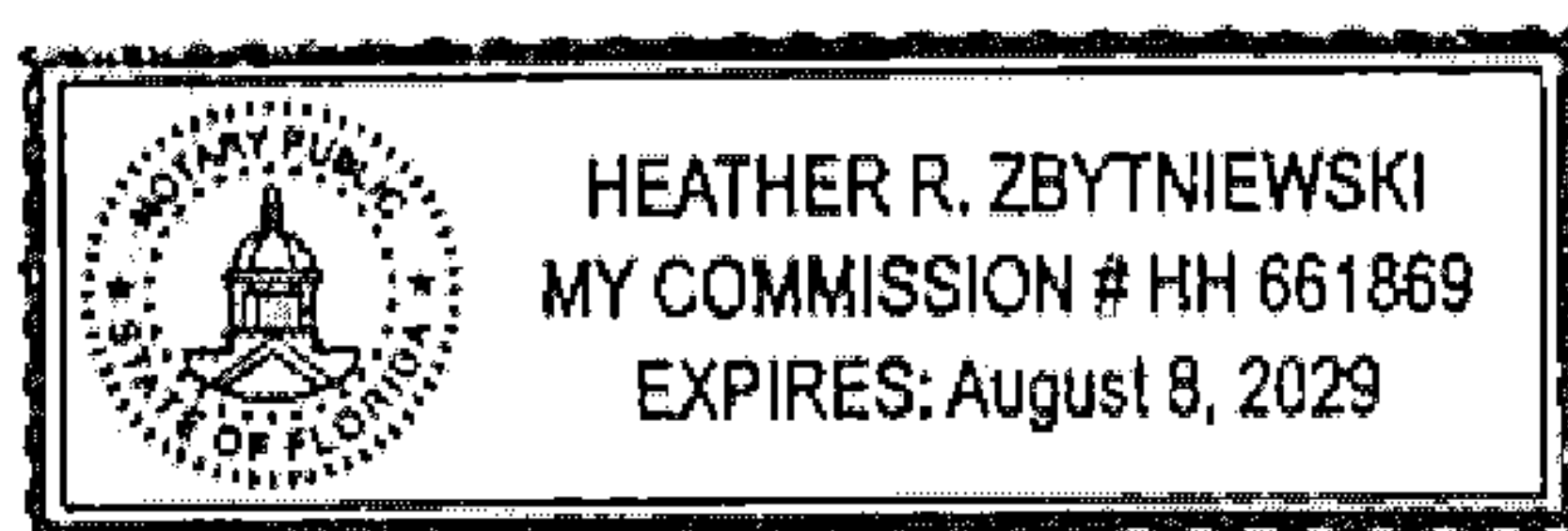
Lauren Mosolino-Muia
 LAUREN MOSOLINO-MUIA, Grantor

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this the 4th day of June, 2026, by Anthony Muia and Lauren Mosolino-Muia, who [choose one:] ☐ is personally known to me, or ☒ produced the following identification: FL DRIVER'S LIC.

[Notary Seal, if any]



Heather R. Zbytniewski
 (Signature of Notarial Officer)
 Printed Name: _____
 Notary Public
 My commission expires: _____