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INSTRUMENT # 2026076271 2 PG(S)

6/4/2026 3:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503402

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

Doc Stamp-Deed: \$33,250.00

Consideration: \$4,750,000.00

Title Insurance Agent:

SARASOTA TITLE SERVICES, INC.

(941) 954-8881

File # 25-1072

25-1072

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Warranty Deed

This Warranty Deed made this 3rd day of June, 2026 between Elizabeth Gibson-Wakeman, a single woman, whose post office address is 54 Sand Cove Road, South Bristol, ME 04568, grantor, and Patrick H. Nettles and Kim Y. Nettles, husband and wife, whose post office address is P.O. Box 259, Islesboro, ME 04848, 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, situated, lying and being in Sarasota County, Florida to-wit:

Lot 173, Harbor Acres, Section 2, as per plat thereof recorded in Plat Book 4, Page 63, of the Public Records of Sarasota County, Florida.

Parcel Number: 2037140002

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 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 Signature: Nikki Grotzer
Witness #1 Printed Name: Nikki Grotzer
Address: 2033 Main St #400
Sarasota, FL 34237

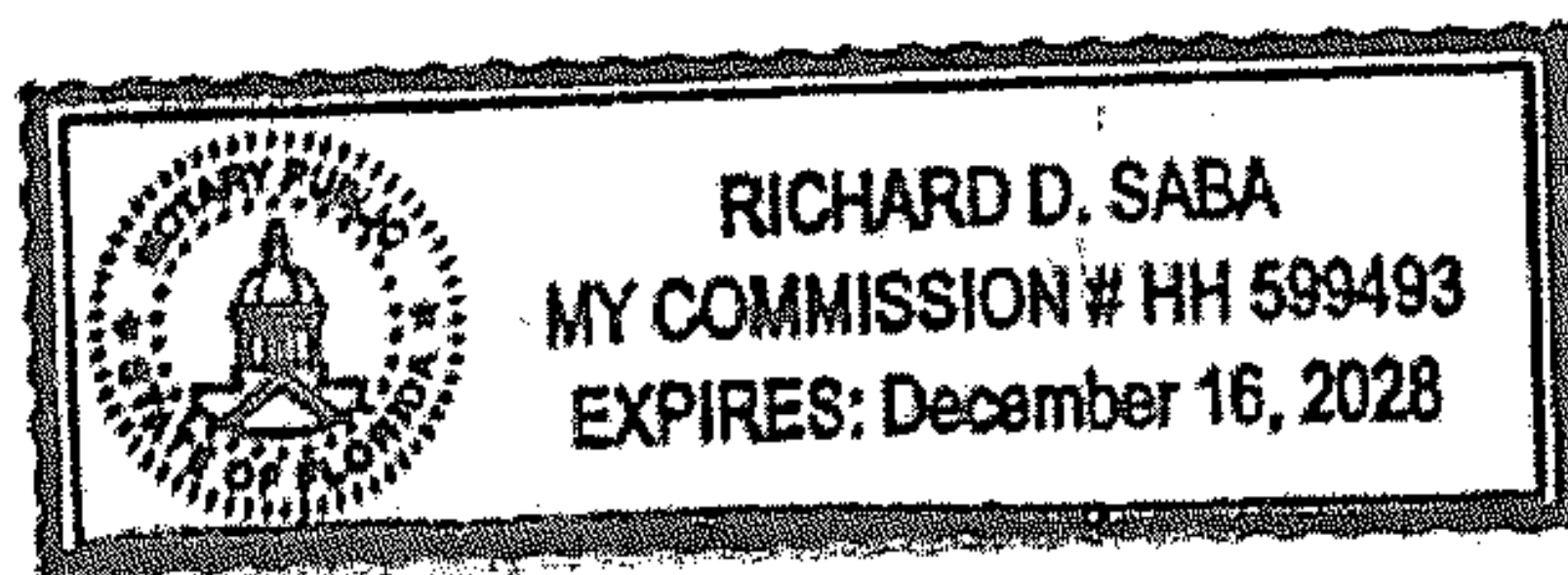
Elizabeth Gibson-Wakeman
Elizabeth Gibson-Wakeman

Witness #2 Signature: Richard D. Saba
Witness #2 Printed Name: RICHARD D. SABA
Address: 2033 Main St #400
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026 by Elizabeth Gibson-Wakeman, a single woman, who ☒ is personally known or who ☐ who has produced a driver's license as identification.

[Seal]



Richard D. Saba
Notary Public
Print Name: RICHARD D. SABA
My Commission Expires: December 16, 2028