

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 6133-26SW-FL

6/5/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503805

Doc Stamp-Deed: \$644.00

Parcel Identification No 0028050035

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **5th day of June, 2026** between **Hamilton & Hamilton Real Estate, LLC**, a Florida Limited Liability Company, whose post office address is **7210 Manatee Avenue West, 1125, Bradenton, FL 34209**, of the County of Manatee, State of Florida, Grantor, to **Mary G. Revell, Trustee of the Mary G. Revell Trust dated January 21, 2026**, whose post office address is **4651 Beacon Drive, Sarasota, FL 34232**, of the County of Sarasota, State of Florida, 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 1 and the West 20 feet of Lot 2, Block A, Siplin's Addition, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60, 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: 7210 Manatee Avenue West, 1125, Bradenton, FL 34209.

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:

Floyd Alexander Moore III
WITNESS #1 SIGNATURE

Floyd Alexander Moore III
WITNESS #1 PRINTED NAME

4501 Sandy oak Ter Chester VA 23831
WITNESS #1 ADDRESS

Talia J. Brown
WITNESS #2 SIGNATURE

Talia J Brown
WITNESS #2 PRINTED NAME

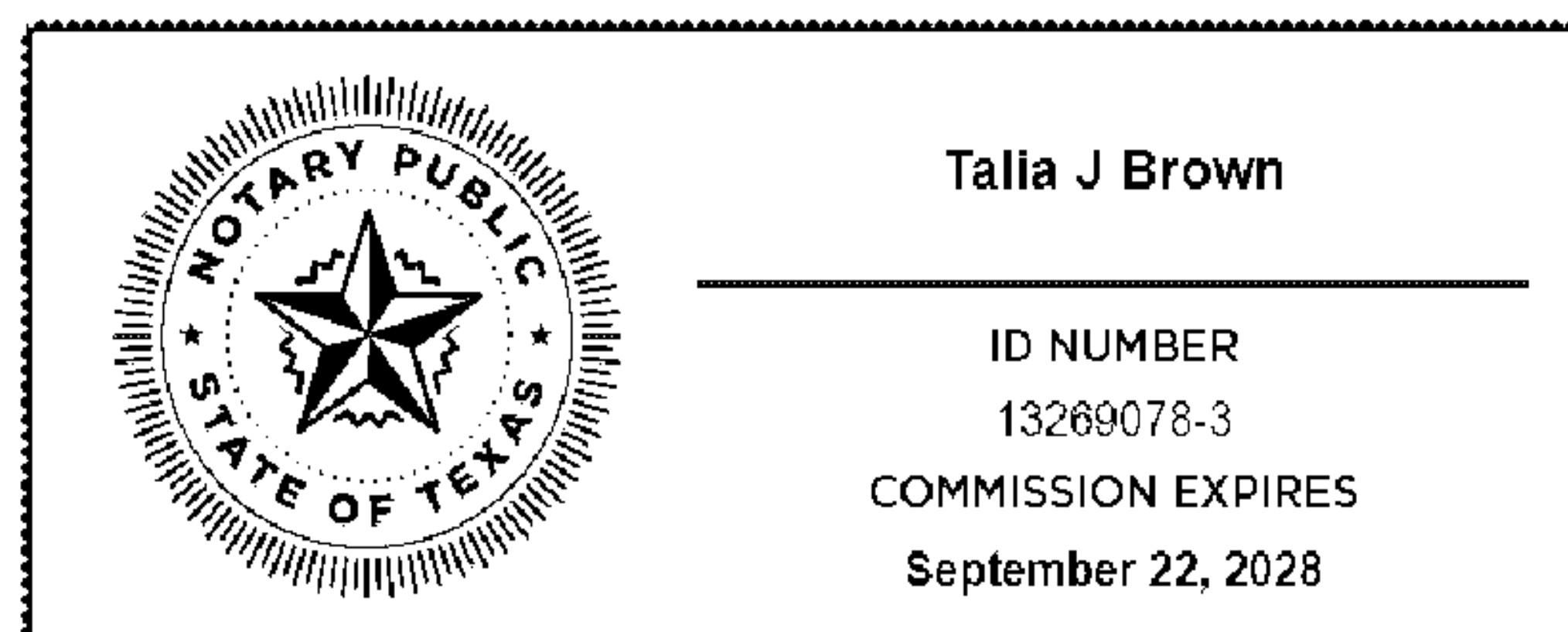
5855 Windhaven Pkwy, #1087, The Colony, TX 75056
WITNESS #2 ADDRESS

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 1st day of June, 2026, by Pepsi Hamilton, Managing Member of Hamilton & Hamilton Real Estate, LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

Talia J. Brown
Signature of Notary Public

Talia J Brown
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.