

Prepared by and return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
Sales Price: 445,000.00
File No. 2026-499-ASC

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077433 2 PG(S)

6/8/2026 1:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504386

Doc Stamp-Deed: \$3,115.00

General Warranty Deed

Made this 8th day of June, 2026 by **3119 Lockwood Holdings, LLC, a Florida Limited Liability Company**, whose address is: 101 Benjamin Franklin Drive, #81, Sarasota, FL 34236, hereinafter called the grantor, to **Warren Peter Pauley, Jr., a single man and Mary Michelle Dunlap, a single woman, as joint tenants with right of survivorship**, whose post office address is 3119 Lockwood Terrace Sarasota, FL 34231, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota, Florida, viz:

Lot 3, Block 50, Gulf Gate Unit No. 11, according to the map or plat thereof, as recorded in Plat Book 18, Pages 20 and 20A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0102150037

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 December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Alice Clark
Witness Signature above:

Witness print name below:
Alice Clark

Witness Address: 110 Nokomis Ave N
Venice FL 34283

Jennifer Arambault
Witness Signature above:

Witness print name below:
Jennifer Arambault

Witness Address: 110 Nokomis Ave N.
Venice, FL 34285

3119 Lockwood Holdings, LLC, a Florida
Limited Liability Company

By: SK Lloyd
Steven K. Lloyd, Manager
101 Benjamin Franklin Drive, #81, Sarasota,
FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21st day of May, 2026, by Steven K. Lloyd, Manager of
3119 Lockwood Holdings, LLC, a Florida Limited Liability Company, ☐ who is/are
personally known to me or ☒ who has/have produced
FL. Drivers License as identification.

Alice Clark
Signature of Notary Public

Alice Clark
Print, Type/Stamp Name of Notary

