

PREPARED BY AND RETURN TO:
NYDIA VILLAFANE
Members Title Agency, LLC
6810 E. Hillsborough Avenue, Tampa, FL 33610
File Number 01-79871
Parcel ID#: 0010131007

6/10/2026 4:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

WARRANTY DEED
(Corporate)

SIMPLIFILE

Receipt # 3505778

This Warranty Deed, dated this 9th day of June, 2026

Doc Stamp-Deed: \$11,550.00

By LEMAY BUILDING CORP., A FOREIGN PROFIT CORPORATION

a corporation existing under the laws of the State of Florida, whose post office address is: 9986 MANCHESTER RD, SAINT LOUIS, MO 63122 hereinafter called the GRANTOR.

To ARTHUR D. MULKEY, a married man

whose post office address is: 12701 TRADITION DR, DADE CITY, FL 33525 hereinafter called the GRANTEE,
(wherein 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)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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 County, Florida, viz

Unit 203 of THE BEACHES OF LONGBOAT KEY - SOUTH PHASE I, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1647, Page 1812, and according to the plat thereof recorded in Condominium Plat Book 21, Page 42, TOGETHER WITH Parking Space No. 275 as a limited common element, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Under the laws and Constitution of the State of Florida, the Property is not the homestead of the Grantor(s), nor the homestead of any person to whom the Grantor(s) owe a legal duty of support, nor is the Property contiguous to the homestead of the Grantor(s)

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, taxes and assessments for the year 2026 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed, the day and year set forth above

Signed sealed and delivered in the presence of

Witness Signature Above
Print Witness Name: Steven Rygelski

9986 Manchester Rd., St. Louis, MO 63122
Print Witness Address Above

Witness Signature Above
Print Witness Name: Carrie Davis-Egidi

9986 Manchester Rd., St. Louis, MO 63122
Print Witness Address Above

STATE OF MISSOURI
COUNTY OF SAINT LOUIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of June, 2026, by Matthias D. Renner, President, of LEMAY BUILDING CORP., A FOREIGN PROFIT CORPORATION, a corporation existing under the laws of the State of Florida, individual(s) who is/are personally known to me or who has(ve) provided driver's license as identification and who did take an oath

(Seal)

Notary
My Commission Expires:

JONATHAN GREEN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 13, 2029
ST. CHARLES COUNTY
COMMISSION #11254413