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INSTRUMENT # 2026080509 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506942

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29374

Doc Stamp-Deed: \$2,646.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 11, 2026 between BTHWALS LLC, a Florida limited liability company, whose mailing address is: 36 Loker Street, Natick, Massachusetts 01760, party of the first part, and Thomas Blom, an unmarried man and Sheila Blom, a married woman, as joint tenants with rights of survivorship, whose mailing address is: 2417 Parson Lane, Sarasota, Florida 34239, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of Three Hundred Seventy Eight Thousand dollars & no cents, \$378,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 14, Block 15, South Gate Unit 5, according to the map or plat thereof, as recorded in Plat Book 8, Page 55, of the Public Records of Sarasota County, Florida.

Parcel ID#0057150042

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 11 day of June, 2026.

Signed, sealed and delivered in the presence of:

BTHWALS LLC, a Florida limited liability company

Witness Signature: Emma P. Duncan

By: Mary Elizabeth Walsh

Print witness # 1 name EMMA P. DUNCAN

Print Name: Mary Elizabeth Walsh
Title: Member

Post Office Address: 38 Laker St. #205
Natick, Mass. 01760

Witness Signature: Tena T. Robinson

Print witness # 2 name Tena T. Robinson

Post Office Address: 70 Welles Ave #2
Dorchester MA 02124

State of MA

County of Middlesex

I am a Notary Public of the State of MA, and my commission expires on 5.14.2032. THE FOREGOING INSTRUMENT was acknowledged before me by means of [☒] physical presence or [☐] online notarization on this 11 day of June, 2026 by Mary Elizabeth Walsh, as Member of BTHWALS LLC, a Florida limited liability company who is/are personally known to me or who produced MA Driver's License as identification and did take an oath.

Tena T. Robinson

Notary Public
Notary Seal Tena T. Robinson

