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6/15/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507312

Doc Stamp-Deed: \$2,884.00

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 8335-26SW-FL

Parcel Identification No 0137080093

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WARRANTY DEED

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

This indenture made the **15th day of June, 2026** between **Karen Manes, a widow**, whose post office address is **6063 Benevento Dr, Sarasota, FL 34238**, of the County of , State of Florida, Grantor, to **West Bridge Investments, LLC, a Florida Limited Liability Company**, whose post office address is **205 Seaboard Avenue, Venice, FL 34285**, 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 489, Isles of Sarasota, Unit 2C, according to the Plat thereof, recorded in Plat Book 46, Page(s) 19, of the Public Records of Sarasota County, Florida.

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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Haley Johnson
WITNESS #1 SIGNATURE

Haley Johnson
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Amy Worth
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12
day of JUNE, 2026, by Karen Manes, ☐ who is/are personally known to me or ☐ who has/have produced
Drivers license as identification.

Amy Worth
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# 14567701
Expires 10/26/2028