

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 8290-26SW-FL

6/15/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507429

Doc Stamp-Deed: \$3,010.00

Parcel Identification No 0136070005

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of June, 2026 between Sue Ann McKamy, a widow, whose post office address is 420 East Macewen Drive, Osprey, FL 34229, of the County of Sarasota, 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 124, Villagewalk, Unit 1B, according to the Plat thereof, recorded in Plat Book 42, Page(s) 31, 31A through 31F, inclusive, 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:

[Signature]

WITNESS #1 SIGNATURE

[Signature]
Sue Ann McKamy

Kimi Aouk

WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

[Signature]

WITNESS #2 SIGNATURE

Haley Johnsey

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 15 day of June, 2026, by Sue Ann McKamy, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

[Signature]
Signature of Notary Public

Haley Johnsey
Print, Type Stamp Name of Notary

