

6/22/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510661

Doc Stamp-Deed: \$3,605.00

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 4801SilverTopaz

Parcel Identification No. 0091140024

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 22nd day of June, 2026 between Todd Ryan Allen and Ashley Nicole Allen, husband and wife, individually and as Trustees of the Allen Family Trust dated July 13, 2017 whose post office address is 4801 Silver Topaz St, Sarasota, FL 34233 of the County of Sarasota, State of Florida, grantor*, and Bryan Babb, a single man whose post office address is 4818 Wilde Point Dr, Sarasota, FL 34233 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Lot 12, ASHTON MEADOWS, according to the plat thereof as recorded in Plat Book 52, Page 100, Public Records of Sarasota County, Florida.

Parcel Identification No. 0091140024

Subject to easements, restrictions, and reservations of record; applicable governmental regulations; and taxes for the current year.

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**.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

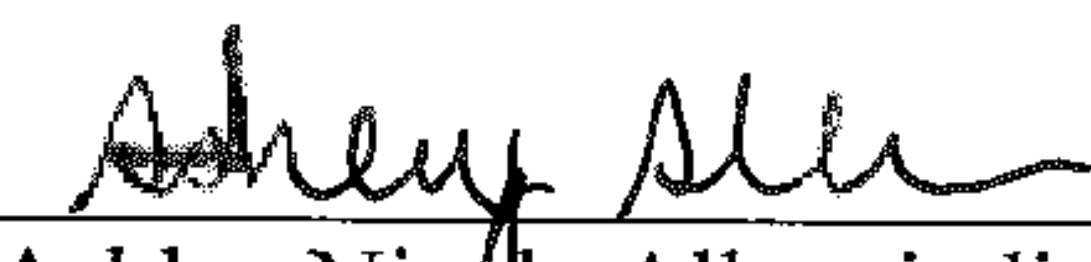
Signed, sealed and delivered in our presence:


Witness Name: John Dooley
Witness Address : _____
5011 Ocean Blvd, 305
Sarasota, FL 34242



Todd Ryan Allen, individually and as Trustee


Witness Name: Devin Schubring
Witness Address : _____
5011 Ocean Blvd, 305
Sarasota, FL 34242

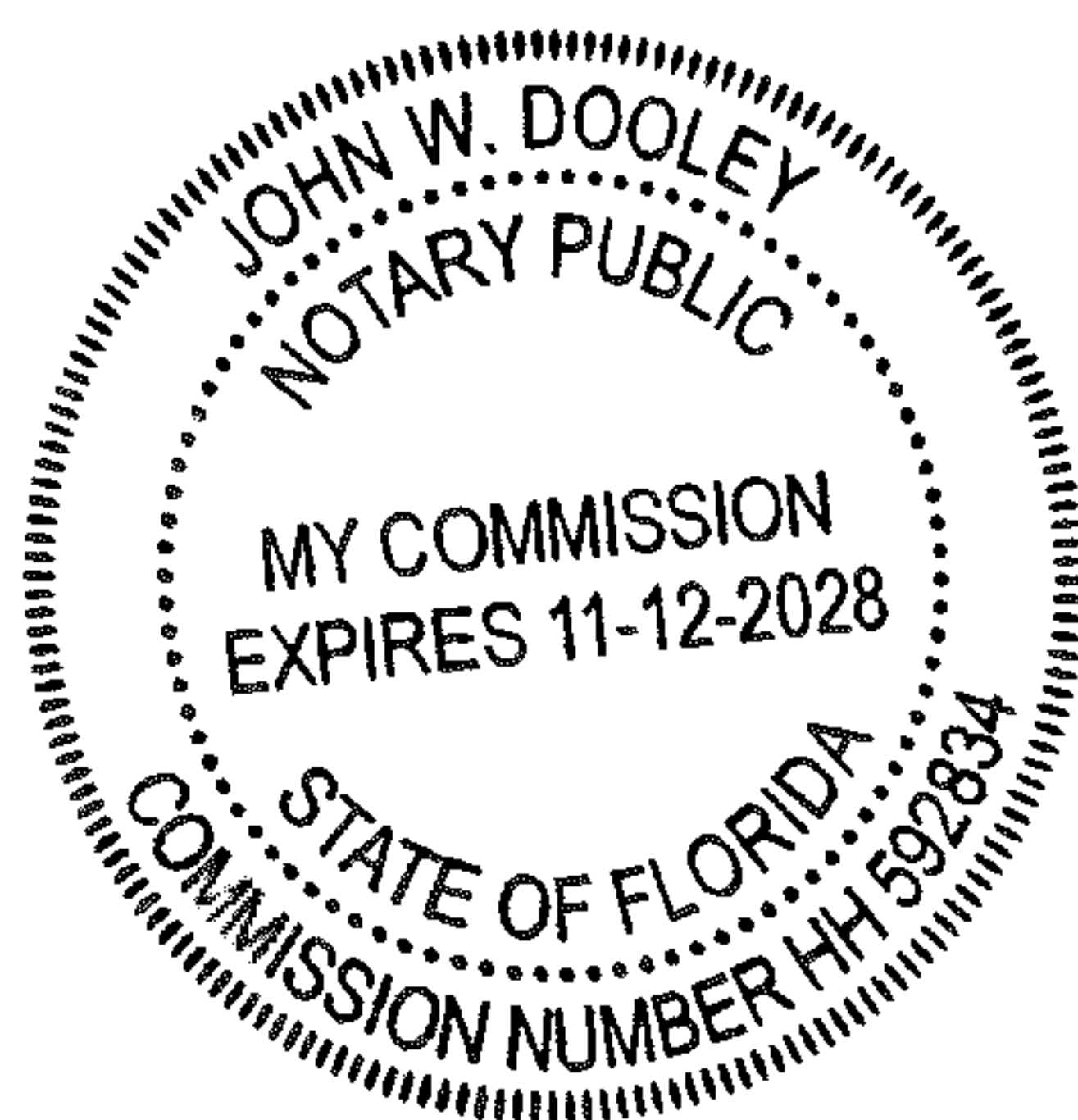


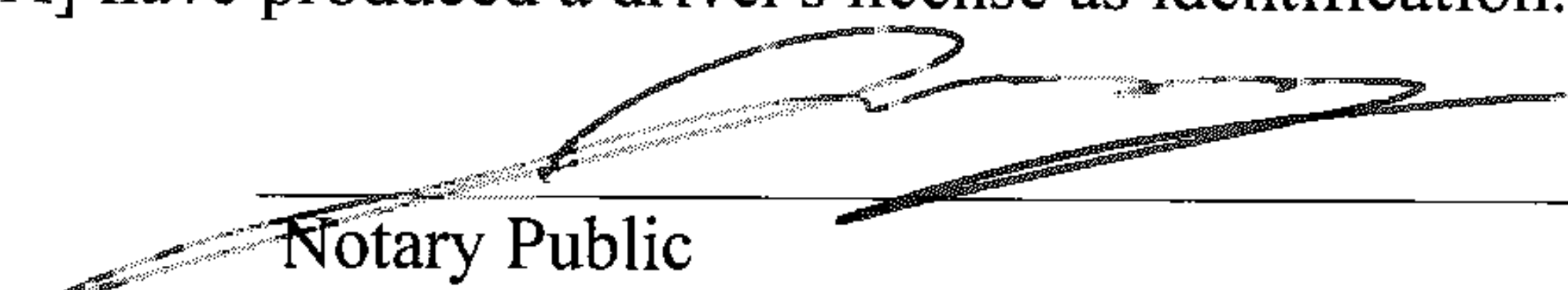
Ashley Nicole Allen, individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026 by Todd Ryan Allen and Ashley Nicole Allen, individually and as Trustees of the Allen Family Trust dated July 13, 2017, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____