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INSTRUMENT # 2026086592 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512161

Doc Stamp-Deed: \$3,045.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-080.S

WARRANTY DEED

This Indenture, made on this 24th day of June 2026 by Spearcoast LLC., a Florida limited liability company whose address is 111 2nd Ave NE, Saint Petersburg, Florida 33701, hereinafter called the grantors, to Jay Markevich and Erica Markevich, husband and wife whose address is 2989 Greenbriar St, Sarasota, Florida 34237, hereinafter called the grantees:

(Whenever used herein the term "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 grantors, for and in consideration of the sum of **Four Hundred Thirty Five Thousand dollars & no cents, (\$435,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 66, GREENBRIAR HOMES, FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0054040050**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature

Witness Printed Name

Witness Address

Witness Signature

Witness Printed Name

Witness Address

By: Cody Ellington, Manager

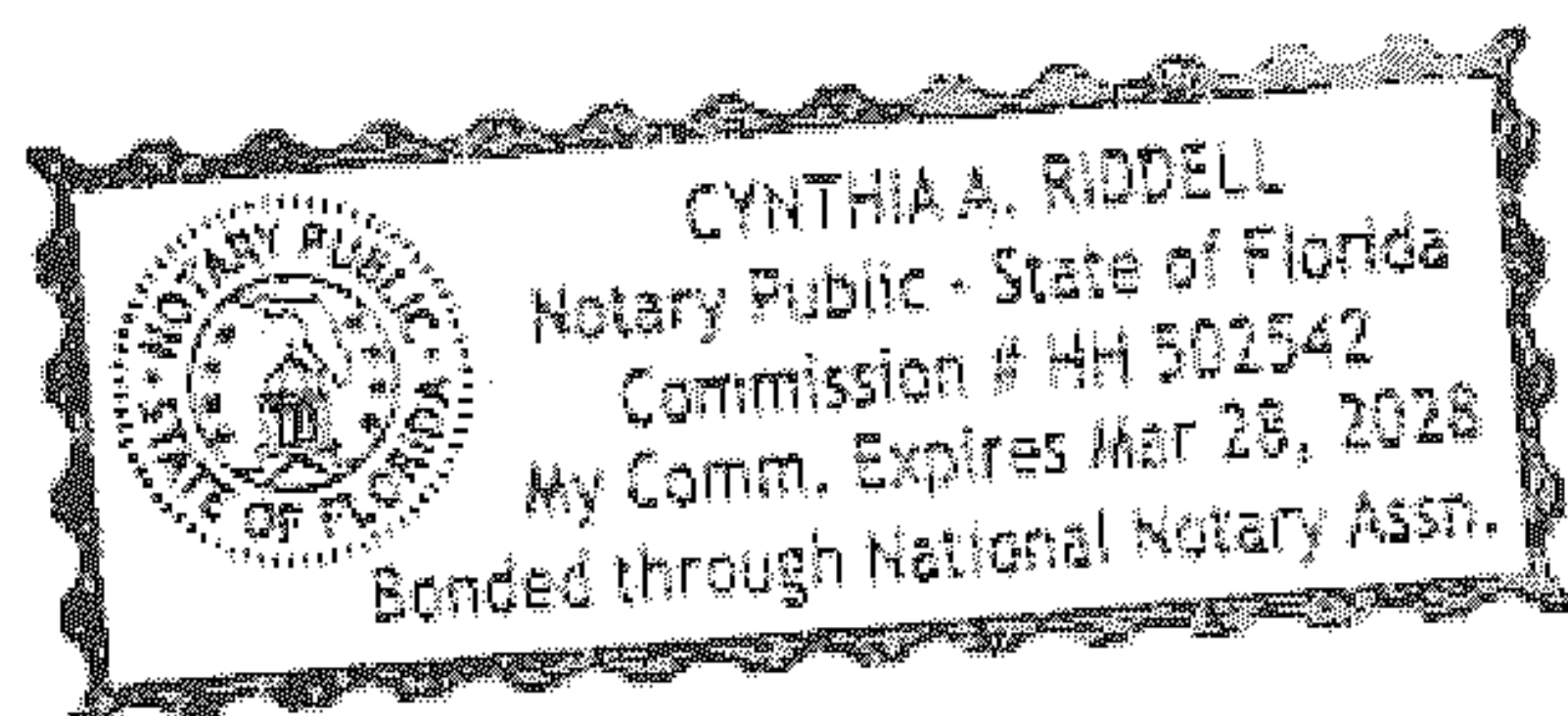
Spearcoast LLC, a Florida Limited Liability Company

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 24th, 2026, by Cody Ellington, Manager of Spearcoast LLC., a Florida limited liability company, who are personally known to me or who have produced DIL as identification.

SEAL:



Notary Public - Signature

Print Name:

My Commission Expires: