

6/26/2026 11:37 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512814

This instrument was prepared by and
upon recording should be returned to:

Meridian Partners Law P.A.
Bryan W. Sykes Esq.
1901 Ulmerton Rd., Suite 470
Clearwater, FL 33762

Doc Stamp-Deed: \$2,625.00

Parcel ID Number: 0408010096

Consideration: \$375,000.00

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 25th day of June, 2026, by **GLOBAL METROPOLIS INVESTMENTS CORPORATION**, a Delaware corporation, having an address of 4923 W. Cypress Street, Tampa, Florida 33607 (hereinafter called "Grantor"), to **WARREN D. SMITH**, an individual, having an address of 14 Chapel Avenue, Brookhaven, New York 11719 (hereinafter called "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land lying and situate in Sarasota County, Florida, to-wit:

SEE ATTACHED EXHIBIT A (the "Property").

Subject to all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on Exhibit B hereof.

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. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Jen Stry
Name: JASON SANTIAGO
Address: 3999 CADENCE LOOP
LAND O LAKES, FL 34638

Jordyn Santiago
Name: Jordyn Santiago
Address: 3999 CADENCE LOOP
LAND O LAKES, FL 34638

GRANTOR:

GLOBAL METROPOLIS INVESTMENTS
CORPORATION, a Delaware corporation

By: [Signature]
Victor Young, President

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me this 19th day of June, 2026, by means of (check one): ☒ physical presence; or ☐ online notarization by Victor Young, in his capacity as President of GLOBAL METROPOLIS INVESTMENTS CORPORATION, a Delaware corporation. He (check one): ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)

Jordyn Santiago
Notary Public
State of Florida

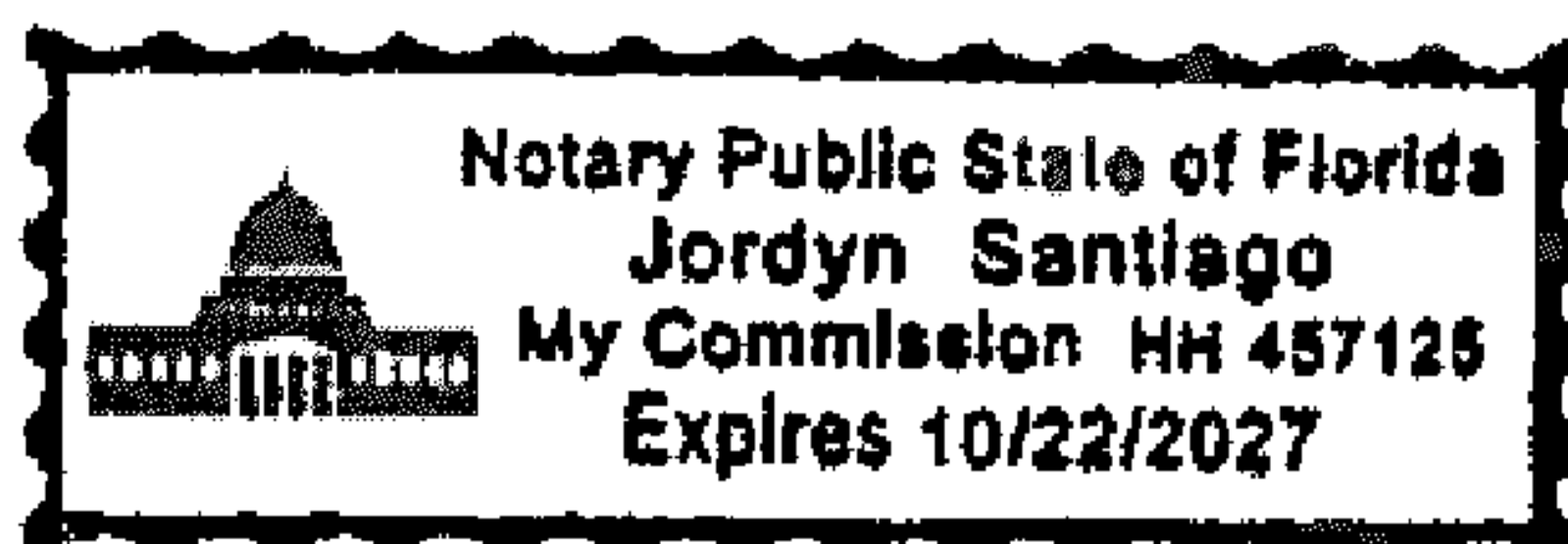


Exhibit A
Legal Description

The Land referred to herein below is situated in the County of SARASOTA, State of Florida, and is described as follows:

Lot 10, Block 205, VENICE EDGEWOOD SECTION, a subdivision according to the plat thereof, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VENICE EDGEWOOD SECTION, as recorded in Plat Book 2, Page(s) 166, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Grant of Easement recorded in Book 213, Page 583.
4. Grant of Easement recorded in Book 533, Page 885.
5. Notice of Architectural Review Districts within the City of Venice recorded in Book 2795, Page 1792.

NOTE: All recording references in this form shall refer to the public records of Sarasota County, Florida, unless otherwise noted.