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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513035

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 327023-422944

Doc Stamp-Deed: \$3,178.00

Consideration: \$454,000.00
Doc Stamps: \$3,178.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 26th day of June, 2026, by Matthew Curnick and Jacqueline Curnick, husband and wife ("Grantor") to PROJECT 180 SARASOTA, INC., a Florida not-for-profit corporation, whose post office address is PO Box 25684, Sarasota, FL 34277 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 1, Block 119, SOUTH GATE, UNIT 28, according to the map or plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0059030067.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Jeannette Wooten
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

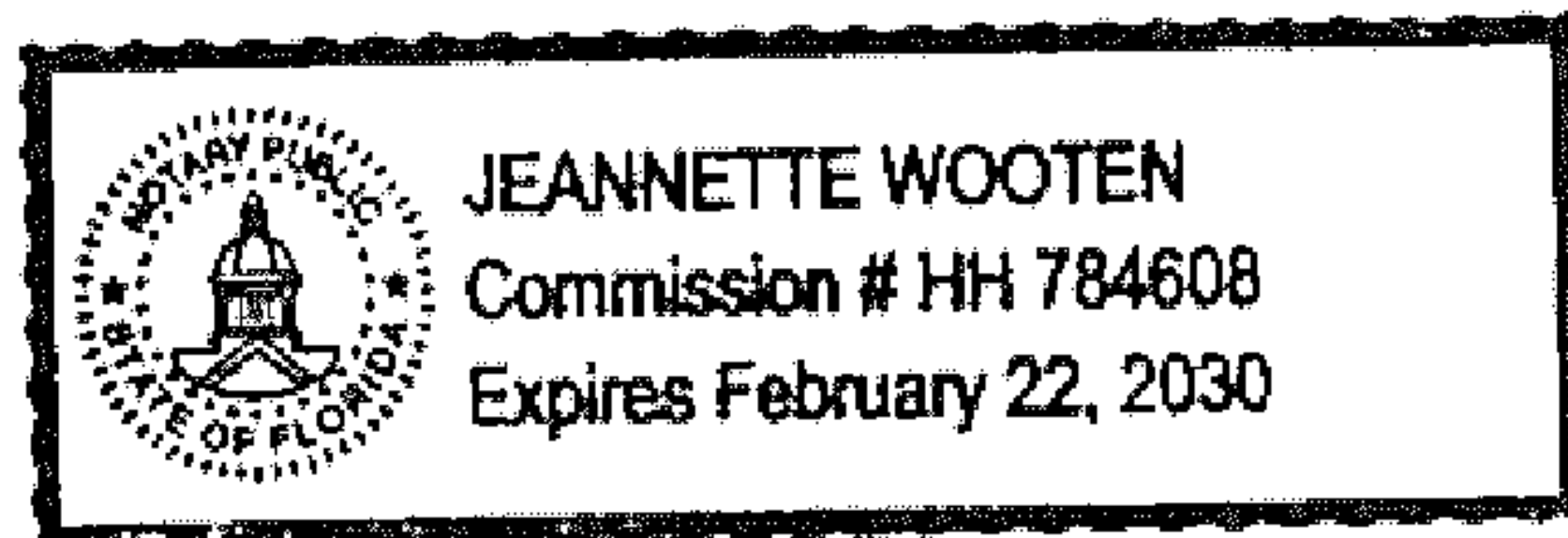
Witness#2 Sign: [Signature]
Witness#2 Print: Kristen Bouven
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

[Signature]
Matthew Curnick
Address: 3214 Key Avenue
Sarasota, FL 34239

[Signature]
Jacqueline Curnick
Address: 3214 Key Avenue
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of June, 2026, by Matthew Curnick and Jacqueline Curnick.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification ✓
Type of identification produced FLID