

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087809 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513080

Doc Stamp-Deed: \$1,225.00

Prepared by and return to:

Brandy Markley

Optimal Title Solutions, LLC

2561 Nursery Road, Ste B

Clearwater, FL 33764

(727) 373-6436

File No OTS-26-1834

Parcel Identification No 0066040094

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WARRANTY DEED

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

This indenture made the 24th day of June, 2026 between Caleb Andrew Baugh, an unmarried man, whose post office address is 5315 Mesa Way, Sarasota, FL 34233, Grantor, to Carbe Capital LLC, a Florida Limited Liability Company, whose post office address is 601 North 12th Street, Tampa, FL 33602, 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 1, Block 1, Unit No. 1 Southridge Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 12, 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 2025 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:

Grantor(s)

Caleb Andrew Baugh
Caleb Andrew Baugh

Witness(es)

Carrie Stuckey
WITNESS
PRINT NAME: Carrie Stuckey

Kasey Geyer
WITNESS
PRINT NAME: Kasey Geyer

5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS

5350 Desoto Rd
Sarasota FL 34235
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ~~PINELLAS~~ Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23rd day of June, 2026, by Caleb Andrew Baugh, (☐) who is/are personally known to me or (☒) who has/have produced FLDL as identification.

Carrie Stuckey
Signature of Notary Public
Carrie Stuckey
Print, Type/Stamp Name of Notary

