

6/29/2026 10:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513214

Prepared by and return to:

Tammy Clark

Equity National Title, LLC

31564 US Highway 19 North

Palm Harbor, FL 34684

(727) 526-3529

File Number: 26-5159

Doc Stamp-Deed: \$1,274.00

\$182,000.00

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Warranty Deed

This Warranty Deed made this 26th day of June, 2026, between Lisa K. Coblentz, Individually and Trustee of the Fern S. Coblentz Trust U/A Dated September 5, 2023, Shari B. Conwi, Individually and Trustee of the Fern S. Coblentz Trust U/A Dated September 5, 2023 and William J. Coblentz, III, Individually and Trustee of the Fern S. Coblentz Trust U/A Dated September 5, 2023 whose post office address is 1167 Comfort Lane, North Port, FL 34288, Grantors, and Pinellas Equities, LLC, a Texas Limited Liability Company whose post office address is 5000 Riverside Drive, Building 5 Suite 100W, Irving, TX 75039, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors 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 27, Phillippi Cove Subdivision, a subdivision according to the plat thereof recorded in Plat Book 9, Page 9, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0075070023

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 Grantors hereby covenant with said Grantee that the Grantors are 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 taxes accruing subsequent to December 31, 2025.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Koblentz

Dianne Corvello

WITNESS

Witness Name: Dianne Corvello

Address: 31564 US Highway 19 N
Palm Harbor, FL 34684

Lisa K. Coblentz, Individually and Trustee of the Fern S.
Coblentz Trust U/A Dated September 5, 2023

Brian Lauer

WITNESS

Witness Name: Brian Lauer

Address: 31564 US Highway 19 N
Palm Harbor, FL 34684

Shari B. Conwi

Shari B. Conwi, Individually and Trustee of the Fern S.
Coblentz Trust U/A Dated September 5, 2023

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25 day of June, 2026, by Lisa K Coblentz and Shari B Conwi, ☐ who is/are personally known to me or ☒ who has/have produced driver lic as identification.

Dianne Corvello

Signature of Notary Public

Dianne Corvello

Print, Type/Stamp Name of Notary

DIANNE CORVELLO
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH245707
MY COMMISSION EXPIRES JUL. 23, 2026

This Notarial Act involved two-way audio/video
communication technology on 06/25/2026 6:13pm EDT.

Dianne Corvello

WITNESS

Witness Name: Dianne Corvello
Address: 31564 US Highway 19 N
Palm Harbor, FL 34684

William Noble

WITNESS

William Noble
Witness Name: William Noble
Address: 31564 US Highway 19 N
Palm Harbor, FL 34684

William Coblentz

William J Coblentz III, Individually
Trustee of the Fern S. Coblentz
Trust U/A Dated September 5, 202

Coblentz

W.C.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24 day of June, 2026, William J Coblentz, III, ☐ who is/are personally known to me or ☒ who has/have produced driver lic as identification.

Dianne Corvello

Signature of Notary Public

Dianne Corvello

Print, Type/Stamp Name of Notary

DIANNE CORVELLO
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH245707
MY COMMISSION EXPIRES JUL. 23, 2026

This Notarial Act involved two-way audio/video
communication technology on 06/24/2026 3:10pm EDT.