

6/29/2026 11:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513399

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00300

Doc Stamp-Deed: \$29,400.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated June 26, 2026 by **Sea Breeze BK LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, to **Rex Mack and Kathleen Mack, Husband And Wife**, who has a mailing address of 575 S Spoonbill Dr, Sarasota, FL 34236 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 4, Block 16, BIRD KEY SUBDIVISION, according to plat thereof, recorded in Plat Book 11, Page 20, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 2018040029

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years and applicable governmental regulations.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Sea Breeze BK LLC,
a Delaware Limited Liability Company

Milos Graonic
By: Milos Graonic, Managing Member
After Closing Address:
1241 Gulf of Mexico Dr Unit 702
Longboat Key, FL 34228

Robert C. Pettinella
Witness: (Signature)

ROBERT C. PETTINELLA
Printed Name

443 John Ringling
Address

Sarasota FL 34236
City, State, Zip

Billie J. Zimmerman
Witness: (Signature)
Billie J. Zimmerman

Printed Name

240 S PINEAPPLE AVENUE
Address SUITE 704
SARASOTA, FL 34236

City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on June 26, 2026 by means of (X) physical presence or
() online notarization **By: Milos Graonic, Managing Member of Sea Breeze BK LLC, a Delaware Limited
Liability Company**
who is () personally known to me; or (X) produced a Drivers License as identification.

Billie J. Zimmerman
Notary Public (signature)

NOTARY PUBLIC
BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026
Billie J. Zimmerman

Print Name: _____
My Commission Expires: _____