

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 7990-26SW-FL

7/7/2026 2:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3516680

Doc Stamp-Deed: \$3,419.50

Parcel Identification No 0058100011

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WARRANTY DEED

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

This indenture made the 6th day of July, 2026 between **Gerald L. Babb, Jr and Stefanie L. Babb, husband and wife**, whose post office address is **7379 Oak Moss Drive, Sarasota, FL 34241**, of the County of Sarasota, State of Florida, Grantors, to **Arie Lynn King, an unmarried woman, and Joshua Mark King, an unmarried man**, whose post office address is **1490 North Harmon Road, Newburg, PA 17240**, of the County of Cumberland, Commonwealth of Pennsylvania, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 7, Block 6, South Gate Manor Unit # 1 Replat, according to the Plat thereof, recorded in Plat Book 11, Page(s) 22 and 22A, 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 2026 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
WITNESS #1 SIGNATURE

Heather Lakeman
WITNESS #1 PRINTED NAME
151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

[Signature]
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

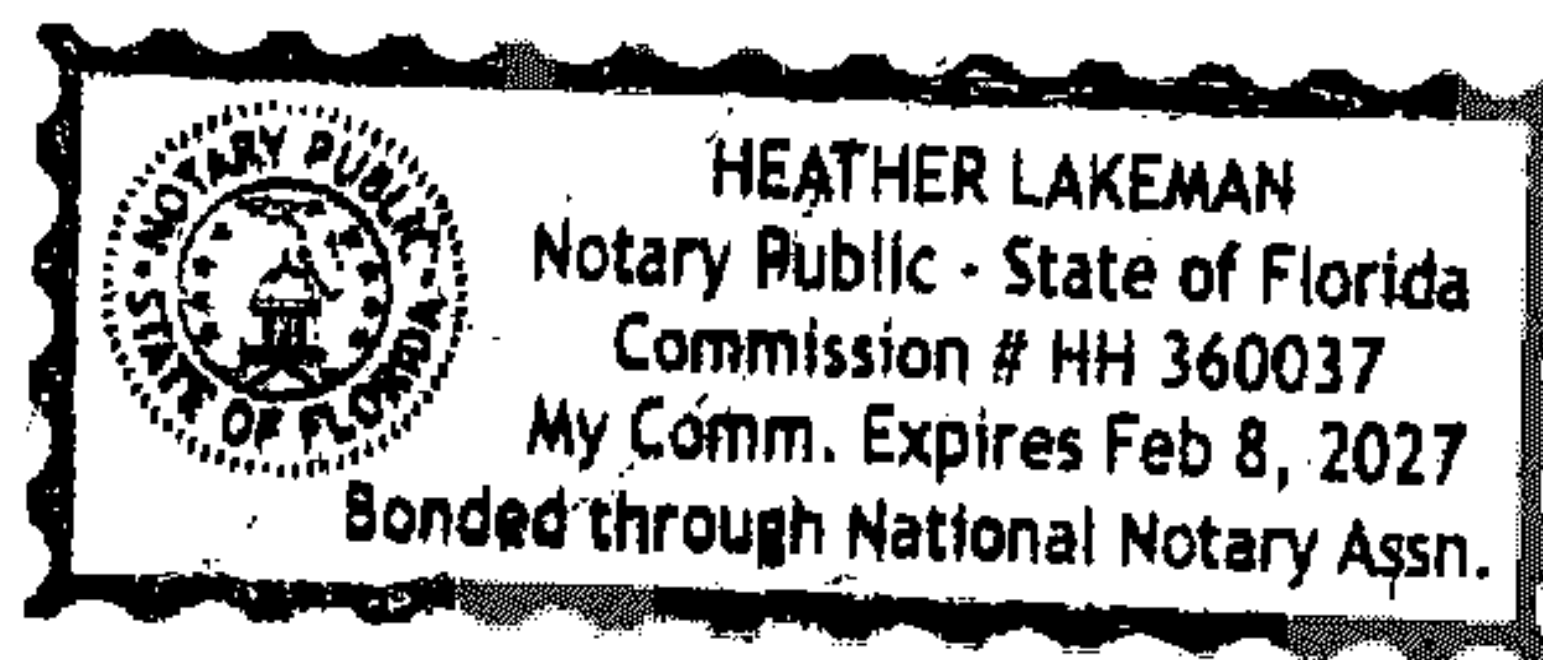
151 Center Rd, Venice FL 34285
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6
day of July, 2026, by Gerald L. Babb, Jr, ☐ who is/are personally known to me or ☒ who has/have produced
driver license as identification.

[Signature]
Signature of Notary Public

Heather Lakeman
Print, Type/Stamp Name of Notary



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:

Betty J. Fulton
WITNESS #1 SIGNATURE

Stefanie L. Babb
Stefanie L. Babb

Betty J Fulton
WITNESS #1 PRINTED NAME

6477 Racquet Club Dr., Fort Lauderdale, FL 33319
WITNESS #1 ADDRESS

[Signature]
WITNESS #2 SIGNATURE

Onix Miranda Castro
WITNESS #2 PRINTED NAME

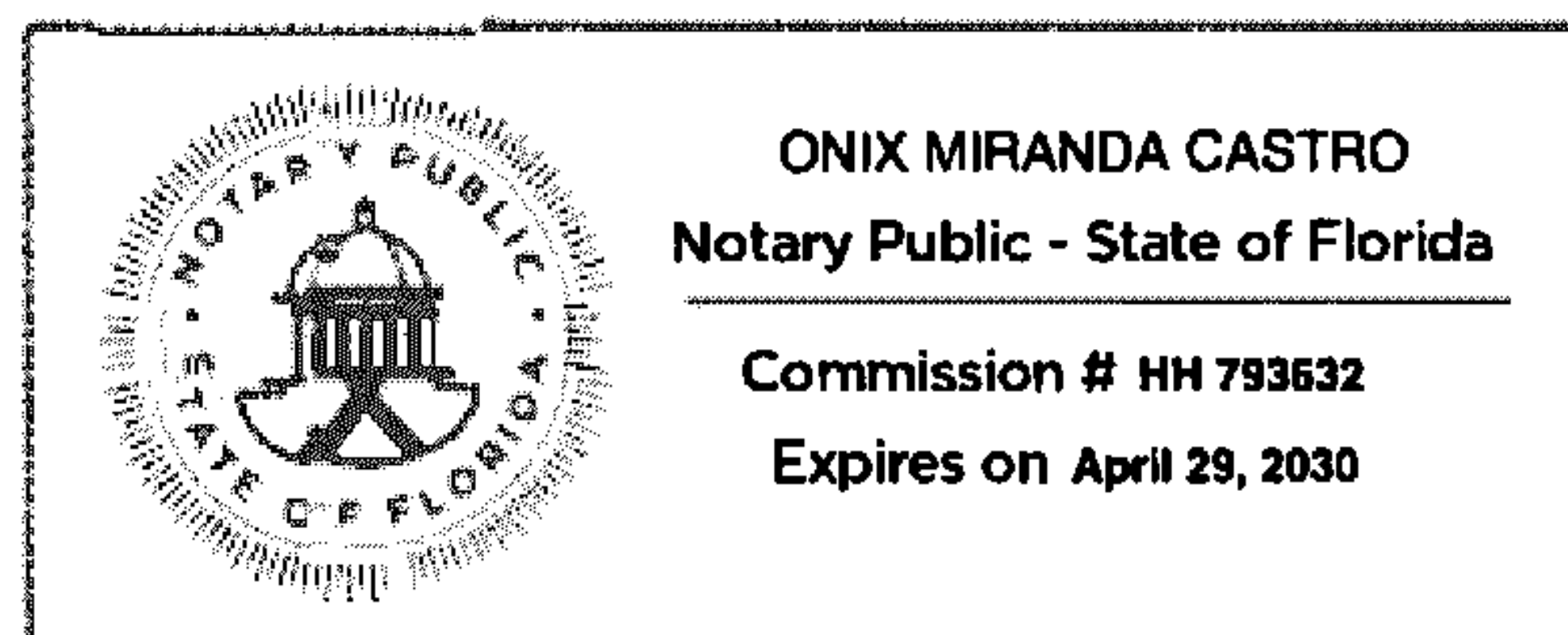
9415 Sunset Dr, Miami, FL 33173
WITNESS #2 ADDRESS

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of June, 2026, by Stefanie L. Babb, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public Florida

Onix Miranda Castro
Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.