

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094081 2 PG(S)**

7/10/2026 12:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518191

Prepared by
Stephen Kyle Hachey, an employee of
Excel Title
10521 Bloomingdale Ridge
Riverview, FL 33578

Doc Stamp-Deed: \$2,520.00

Consideration: 360,000.00
Return to: Grantee

File No.:26-5152

WARRANTY DEED

This indenture made on this **8th day of July, 2026**, A.D., by **Coast House, LLC, a Florida Limited Liability Company**, whose address is: **5883 Eight Point Lane, Lakeland, FL 33811**, hereinafter called the "grantor", to **Kara Lackey, a single woman**, whose address is: **2917 Michigan Street, Sarasota, FL 34237**, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

LOT 16, OF BONITA MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 98, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: **2031120072**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 31st of 2025**.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Coast House, LLC, a Florida Limited Liability Company

By: Brian M. Smith
Brian M. Smith, Manager

By: Kevin M. Smith
Kevin M. Smith, Manager

By: Lorna C. Smith
Lorna C. Smith, Authorized Member

By: Marijana Smith
Marijana Smith, Authorized Member

Signed, sealed and delivered in our presence:

James Tanner
Witness Signature

Maya Lester
Witness Signature

Print Name: James Tanner

Print Name: Maya Lester

Mailing Address: 10521 Bloomingdale Ridge Drive
Riverview, FL, 33578

Mailing Address: 10521 Bloomingdale Ridge Drive
Riverview, FL, 33578

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of (☐) physical presence or (X) online notarization, **this 8th day of July, 2026**, by **Brian M. Smith and Kevin M. Smith, as Managers of Coast House, LLC and Lorna C. Smith and Marijana Smith, as Authorized Members of Coast House, LLC, a Florida Limited Liability Company**, on behalf of the company, (☐) who is/are personally known to me or (X) who has/have produced Driver's License as identification.

James Tanner
Signature of Notary Public

Print, Type/Stamp Name of Notary

