

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095269 2 PG(S)**

7/13/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519231

Consideration: \$690,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49817-001

Doc Stamp-Deed: \$4,830.00

Property Appraiser's Parcel ID No.: 0079110019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of July, 2026, by and between **STACEY AUSTIN-PAULEY, A SINGLE WOMAN**, whose address is **1156 Stonecrest Drive, Arroyo Grande, CA 93420** (hereinafter "GRANTOR"), and **SK342 PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1111 Meadows Road, Geneva, IL 60134** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 24, BLOCK B, RE-PLAT OF A PORTION OF OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 91, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd.
Boerne, TX 78015

(2) Basim Erzouki
Printed Name Basim Erzouki
P.O. Address 16 Pleasant Plains Avenue
Staten Island, NY 10309

GRANTOR:

Stacey Austin-Pauley
Stacey Austin-Pauley

STATE OF Texas

COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 7 day of July, 2026, by Stacey Austin-Pauley, ☐ who is personally known to me or ☒ who has produced driver license as identification.

Joselyn Garrastazu
Signature of Notary Public

Joselyn Garrastazu
Print, Type/Stamp Name of Notary

My Commission Expires: 10/10/2026

Notarized online using audio-video communication technology

