

7/17/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521098

Doc Stamp-Deed: \$2,246.30

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 7945-26SW-FL

Parcel Identification No 0069060039

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WARRANTY DEED

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

This indenture made the 17th day of July, 2026 between **Stephen M. Ivan, an unmarried man**, whose post office address is **2616 Joseph Street, New Orleans, LA 70115**, of the County of Orleans, State of Louisiana, Grantor, to **Kristen Marisa Nieves, a single woman**, whose post office address is **4527 Pike Avenue, Sarasota, FL 34233**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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, Florida, to-wit:

Lot 4, Block "B", Sarasota Highlands, according to the Plat thereof, recorded in Plat Book 2, Page(s) 79, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1 SIGNATURE

WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

WITNESS #2 SIGNATURE

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 13 day of July, 2026, by Stephen M. Ivan, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2028