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INSTRUMENT # 2026099222 2 PG(S)

7/21/2026 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522559

CONSIDERATION: \$600,000.00

DOC TAX: \$4,200.00

RECORD: \$ 18.00

PARCEL ID NO.: 0169-10-1007

Doc Stamp-Deed: \$4,200.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Mallory Osteen, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 20th day of July 2026, by and between **IN CHRIST ALONE, LLC, a Nevada limited liability company**, hereinafter referred to as Grantor, whose post office address is 5890 South Durango Drive, Las Vegas, NV 89113, and **STARS REAL ESTATE LLC, a Michigan limited liability company**, referred to as Grantee, whose post office address is P.O. Box 247, Sparta, MI 49345.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 7, of GULF TO BAY CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1381, Page(s) 1255, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 42, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Mallory Oster
Witness Name: Mallory Oster

Witness Address: 50 Central
Ave, 8th Floor Sarasota FL
34236

Lori Molnar
Witness Name: _____

Lori Molnar
Witness Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

IN CHRIST ALONE, LLC, a Nevada limited liability company

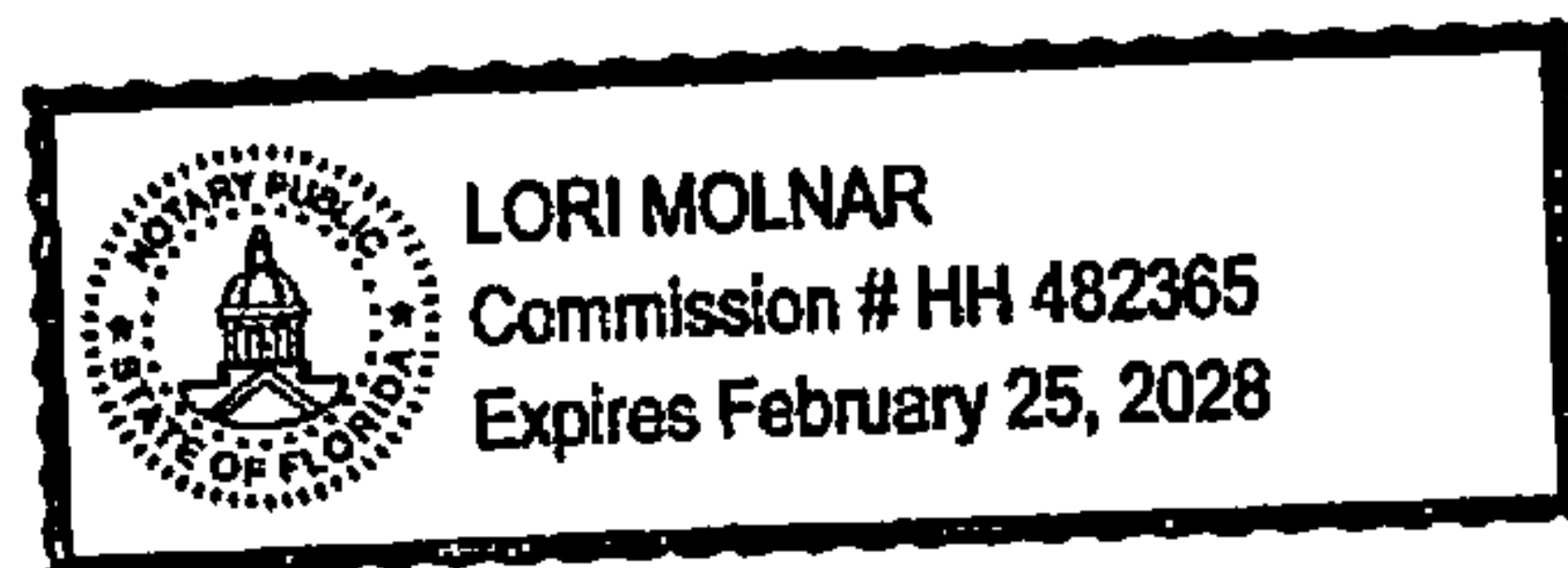
By: Henea Blanco
HENAA BLANCO, MANAGER

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of July 2026 by HENAA BLANCO, MANAGER of IN CHRIST ALONE, LLC, a Nevada limited liability company, who is personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

Lori Molnar
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of _____ and my commission expires on _____.