

8/17/2026 10:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533183

Doc Stamp-Deed: \$5,600.00

Incident to the issuance of title insurance.

Prepared by and return to:

Terri Wesley

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750126-05655

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Warranty Deed

This Warranty Deed, dated August 14, 2026 by **Sean David Becker, A Single Man**, hereinafter called the Grantor, to **Eric Edward Moilanen, A Single Man**, who has a mailing address of 221 Cosmopolitan Ct, Sarasota, FL 34236 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 14, Q, according to the plat thereof, recorded in Plat Book 49, Page(s) 10, 10A through 10D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2027070114

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Sean David Becker
Sean David Becker
After Closing Address:
14001 Palawan Way, PH19
Marina Del Rey, CA 90292

Dorothy Michel
Witness: (Signature)
Dorothy Michel
Printed Name
610 Uptown Blvd #4100
Address
Cedar Hill TX 75104
City, State, Zip

Brion Lawlor
Witness: (Signature)
Brion Lawlor
Printed Name
8414 Farm Road Ste 180
Address
Las Vegas, NV 89131
City, State, Zip

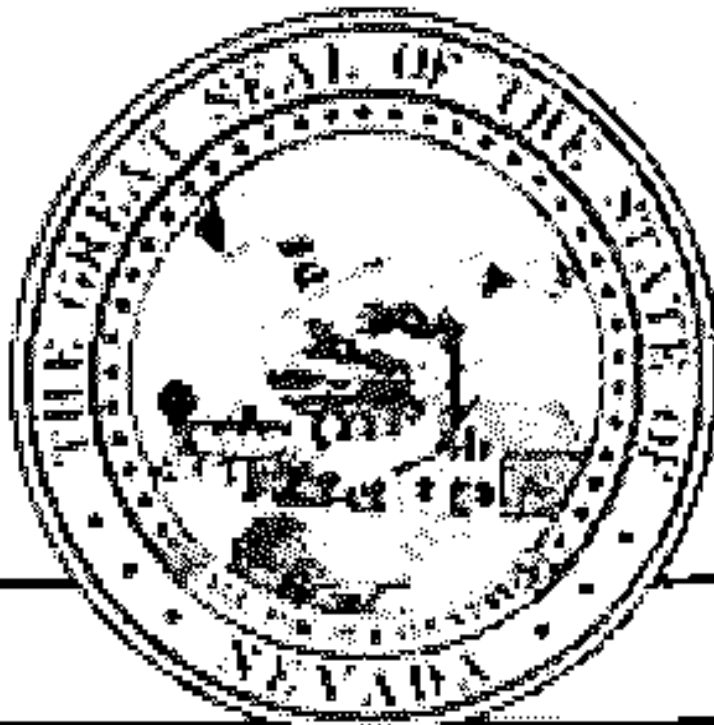
STATE OF: Nevada
COUNTY OF: Clark

The foregoing instrument was acknowledged on 08/11/2026 by means of () physical presence or
(☒) online notarization by **Sean David Becker**
who is () personally known to me; or (X) produced a US PASSPORT as identification.

Brion Lawlor
Notary Public (signature)

Print Name:
My Commission Expires:

Brion Lawlor
01/25/2029


Brion Lawlor
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 25-9552-01
Expires January 25, 2029

Notarized remotely using audio-video communication technology via Proof.