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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533443

Prepared by and return to:

Lisa K. Hillman

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260403

Doc Stamp-Deed: \$154.00

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Warranty Deed

This Warranty Deed made this 13th day of August 2026, between **Laura Jo Spicer a/k/a Laura J. Rutherford, a married woman** whose post office address is **7500 Coddle Harbor Lane, Potomac, Maryland 20854**, grantor, and **Rockhill Developers L.L.C., a Florida Limited Liability Company** whose post office address is **4961 Topsail Drive, Nokomis, Florida 34275**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 2, Block "E" WARM SPRINGS SUBDIVISION, as per Plat thereof recorded in Plat Book 4, Page 56, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0769120034

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

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 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 31, 2025**.

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:

M. Gardener

Witness

Moesha Kay Gardener

Witness Name Printed

5410 MCGRATH BLVD NORTH BETHESDA
MARYLAND 20852

Witness Address

[Signature]

Witness

Charles Wilson

Witness Name Printed

3206 St. Augustine Ct
Olney MD, 20832

Witness Address

State of Maryland

County of Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th of August, 2026 by Laura J. Spicer a/k/a Laura J. Rutherford, a married woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

[Signature]
Laura J. Spicer a/k/a Laura J. Rutherford

[Signature]
Notary Public
Printed Name: Mejtah Belegu
My Commission Expires: Jan 20, 2027

