

Prepared by and return to:
Juliette Gettle
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6832

**8/20/2026 2:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535222**

Doc Stamp-Deed: \$6,405.00

Purchase Price: \$915,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$6,405.00
Parcel Identification No.: 0262020022

WARRANTY DEED

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

THIS INDENTURE made this 20th day of August, 2026, between R. Wyman Moss, Jr and Elizabeth G. Moss, husband and wife, as tenants by the entirety, whose post office address is 12518 Hashanli Place, Matthews, NC 28105, Grantors, to Andrew Babiak and Leslie Babiak, husband and wife, whose post office address is P.O. Box 18656, Sarasota, FL 34276, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 51, TUSCANA, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 1, 1-A THROUGH 1-I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Lauren Skidgel
Printed Name: Lauren Skidgel
P.O. Address: 1028 Tradewinds Drive
Monroe, NC 28112

R. Wyman Moss, Jr.
R. Wyman Moss, Jr

WITNESSES #2:

Devin Bannister
Printed Name: Devin Bannister
P.O. Address: 1028 TRADWINDS DR
Monroe, NC 28112

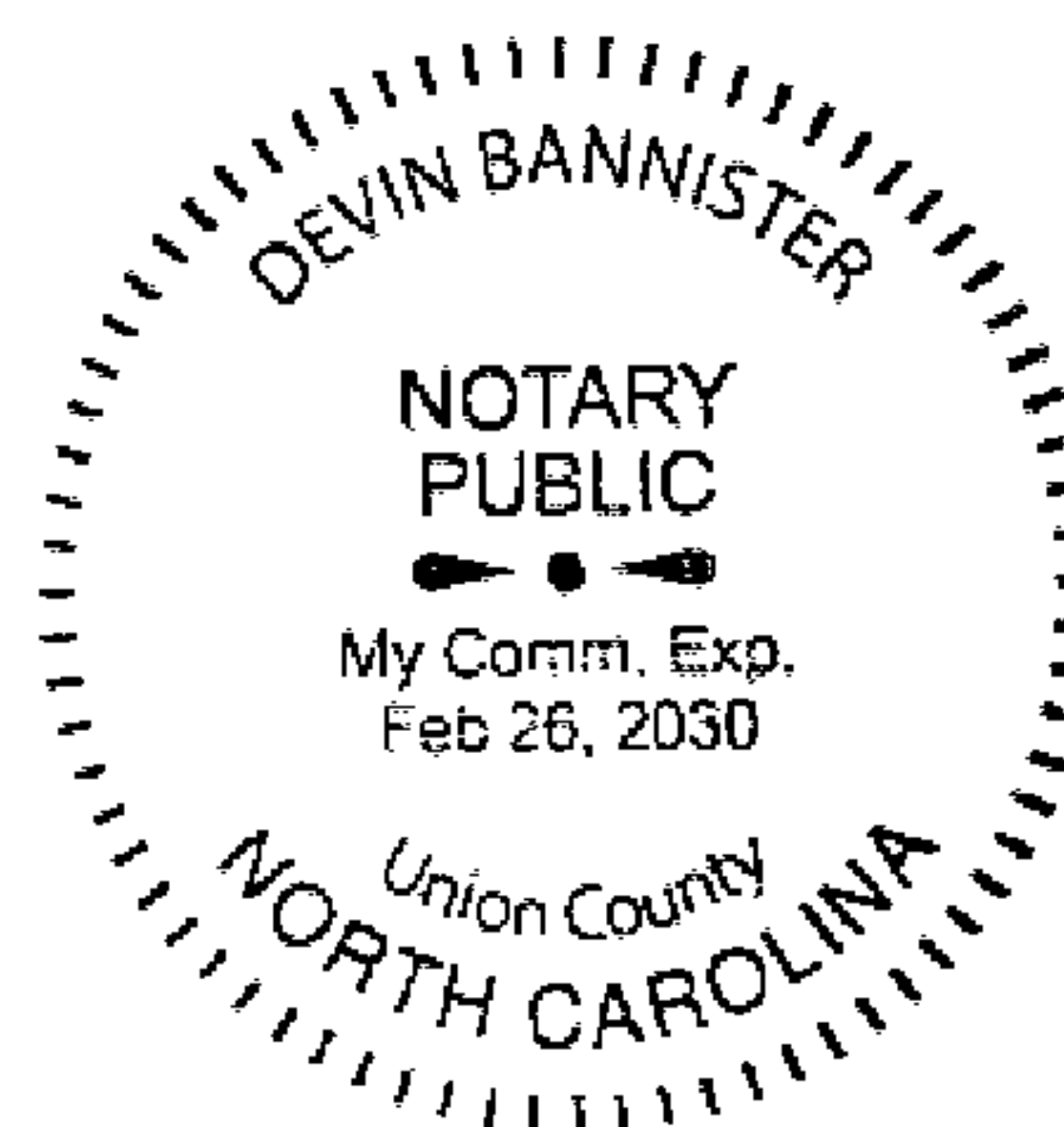
Elizabeth G. Moss
Elizabeth G. Moss

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2026, by R. Wyman Moss, Jr and Elizabeth G. Moss, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Devin Bannister
Signature of Notary Public

Devin Bannister
Print, Type/Stamp Name of Notary



(Seal)