

8/24/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536461

Doc Stamp-Deed: \$7,490.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00347

Warranty Deed

This Warranty Deed, dated August 24, 2026 by **Christopher Matthews, A Married Man and Michelle Matthews, A Married Woman**, hereinafter called the Grantor, to **Jeffrey Alan Crain, A Married Man**, who has a mailing address of 8201 Tillinghast Lane, Gainesville, VA 20155 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:

Unit 506, Building A, GULF AND BAY CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1326, Page 768, and amendments thereto, and as per plat thereof, recorded in Condominium Book 13, Page 9, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.

Parcel Identification Number: 0105042045

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

Christopher Matthews
Christopher Matthews

After Closing Address:
22 Cleveland Road
Montclair, NJ 07042

[Signature]
Witness: (Signature)

Jared Keebler

Printed Name

6358 Lancaster Ave, Apt A15
Address

Philadelphia, PA 19151
City, State, Zip

[Signature]
Witness: (Signature)

Carlos Pittman

Printed Name

732 S. 6th St. #5249

Address

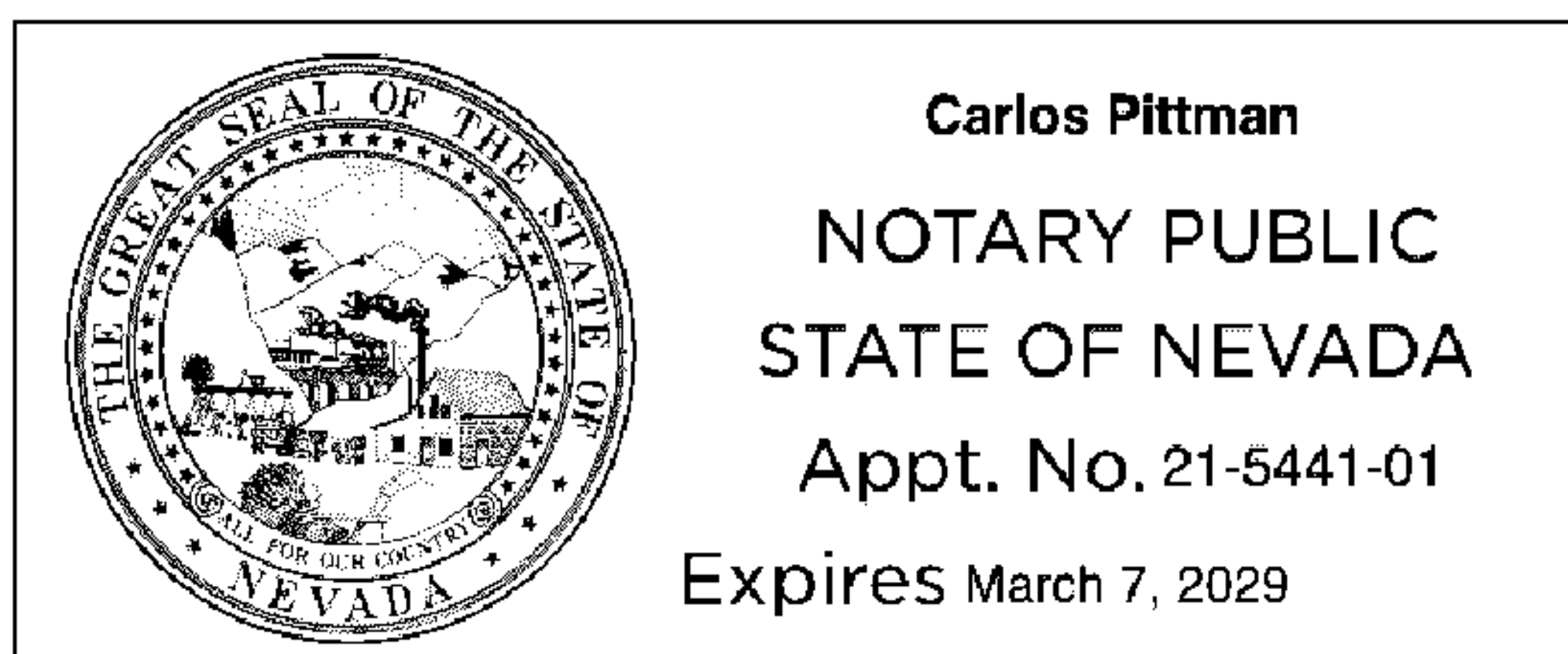
Las Vegas, NV 89101
City, State, Zip

STATE OF: Nevada
COUNTY OF: Clark

The foregoing instrument was acknowledged on 08/19/2026 by means of () physical presence or
(X) online notarization by: **Christopher Matthews**
who is () personally known to me; or (X) produced a driver license as identification.

[Signature]
Notary Public (signature)

Print Name: Carlos Pittman
My Commission Expires: 03/07/2029



Notarized remotely using audio-video communication technology via Proof.

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

Michelle Matthews
Michelle Matthews
After Closing Address:
4433 Bell Street
Kansas City, MO 64111

Ellen Williams
Witness: (Signature)

Ellen Williams
Printed Name

1010 Chance Cv
Address

Oviedo, FL 32765
City, State, Zip

John D Hefferin
Witness: (Signature)

John D Hefferin
Printed Name

1010 Chance Cv
Address

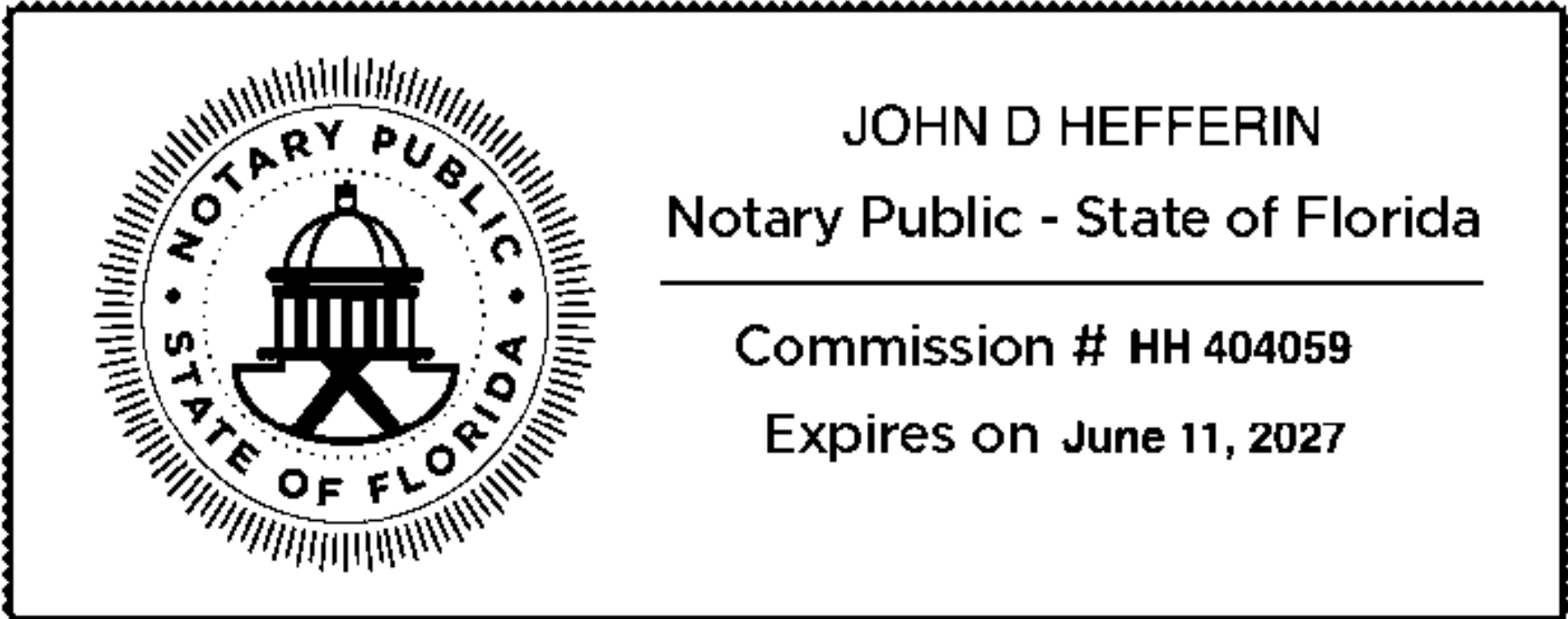
Oviedo, FL 32765
City, State, Zip

STATE OF: Florida
COUNTY OF: Seminole

The foregoing instrument was acknowledged on 08/20/2026 by means of () physical presence or (X) online notarization by: Michelle Matthews who is () personally known to me; or (X) produced a US Passport as identification.

John D Hefferin
Notary Public (signature)

Print Name: John D Hefferin
My Commission Expires: 06/11/2027



Notarized remotely online using communication technology via Proof.