

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

8/26/2026 1:11 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537480

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0151040009
File- MFL-2275957
Consideration Amount \$570,000.00

Doc Stamp-Deed: \$3,990.00

WARRANTY DEED

This Indenture, Made this August 26, 2026, between Kimberly Ann Kassin, a married woman joined by her spouse, Ralph Gallucci, whose post office address is: 31 Maple Ridge, Franklin, NC 28734, hereinafter called the "Grantor", and, Maxwell Ian Ball, a single individual, whose post office address is: 408 Park Trace Boulevard, Osprey, FL 34229, 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 2339, Park Trace Estates, according to the plat thereof recorded in Plat Book 40, Page 26, as recorded in the Public Records of Sarasota County, Florida.

Property Address: 408 Park Trace Boulevard, Osprey, FL 34229

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]
Witness #1 Signature

JOHN PARRISH
Witness #1 Print Name

1311 MEADOW MTN. EST. RD.

[Signature]
Witness #1 Address

FRANKLIN, NC 28734

Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

Michael E. Tallent

Witness #2 Print Name

365 Allison Watts Rd

Witness #2 Address

Franklin, NC 28734

Witness #2 City, State, Zip Code

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of NC ~~Tennessee~~;
County of MACON

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 22 day of August, 2026 by: Kimberly Ann Kassin a married woman joined by her spouse, Ralph Gallucci who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires: 12-06-26

ANDREA FAVEREAU
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 12-06-2026