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INSTRUMENT # 2026116421 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537484

Doc Stamp-Deed: \$3,080.00

Prepared by and return to:

Fran Santiago
Homeward Title 2, LLC
801 Barton Springs Road
Ste 615
Austin, TX 78704
(512) 598-6282
File No HTFL-26-1802

Parcel Identification No 0100-15-0016

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 25th day of August, 2026 between Leslie E. Gustin, a single person and as Trustee of the Leslie E. Gustin Revocable Trust, dated October 25, 2021, whose post office address is 1230 Gulf Boulevard, 607, Clearwater, FL 33767, of the County of Pinellas, State of Florida, Grantor, to Purchasing Fund 2025-1, LLC, a Delaware Limited Liability Company, whose post office address is 801 Barton Springs Road, 615, Austin, TX 78704, of the County of Travis, State of Texas, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 13, Block 13, Gulf Gate East, Unit No. 4, according to the plat thereof, as recorded in Plat Book 29, Page 43, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Leslie E. Gustin, Trustee

Leslie E. Gustin, a single person and as Trustee of the Leslie E. Gustin Revocable Trust, dated October 25, 2021

Jeffrey Webster, II
WITNESS
PRINT NAME: JEFFREY WEBSTER, II

Tina Collazo
WITNESS
PRINT NAME: TINA COLLAZO

6530 ANCHOR LWP APT 204
BRADENTON, FL 34212
WITNESS 1 ADDRESS

6530 ANCHOR LWP APT 204
BRADENTON, FL 34212
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 25th day of August, 2026, by Leslie E. Gustin, a single person and as Trustee of the Leslie E. Gustin Revocable Trust, dated October 25, 2021 () who is/are personally known to me or (✓) who has/have produced FLORIDA DRIVER LICENSE as identification.

Tina Collazo
Signature of Notary Public

TINA COLLAZO
Print, Type/Stamp Name of Notary

