

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117643 2 PG(S)**

8/28/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538518

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-107.S

Doc Stamp-Deed: \$1,750.00

WARRANTY DEED

This Indenture, made on this 28th day of August 2026 by Sally Noble, an unremarried widow whose address is 715 Holden St, Raleigh, North Carolina 27604, hereinafter called the grantor, to Terranova Kitchen, LLC, a Florida limited liability company whose address is 1828 Bahia Vista St, Sarasota, Florida 34239, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of **Two Hundred Fifty Thousand dollars & no cents, (\$250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

Lots 127 and 128, BAY HAVEN, according to plat thereof recorded in Plat Book 1, Pages 168 through 171, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2005090074**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness #1 Signature Keisha Marie Webb

Witness Printed Name Keisha Marie Webb

Witness Address 1802 Crystal Downs Ln

Raleigh NC 27604

Witness #2 Signature A. Craig McDuffie

Witness Printed Name A. CRAIG McDUFFIE

Witness Address 509 COLE ST.

RALEIGH, NC 27605

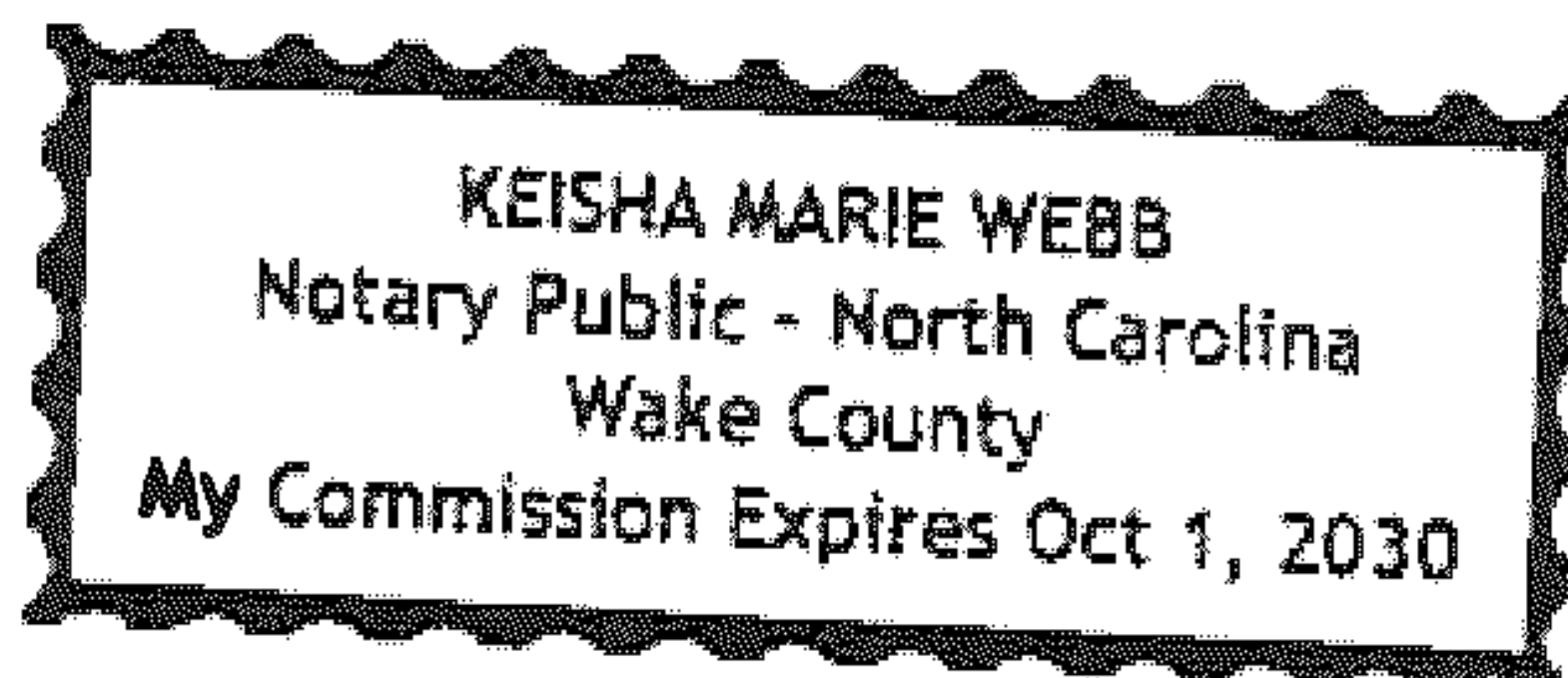
Sally Noble
Sally Noble

STATE OF NC

COUNTY OF Wake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on August 26, 2026, by Sally Noble, an unmarried widow, who () is personally known to me or who ☒ has produced NCIDL as identification.

SEAL:



Keisha Marie Webb
Notary Public - Signature
Print Name: Keisha Marie Webb
My Commission Expires: 10/1/2030