

8/28/2026 2:28 PM

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

Prepared by and return to:

EPN

Receipt # 3538654

J. Kevin Drake, Esq.
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 5436-008

Doc Stamp-Deed: \$4,235.00

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Warranty Deed

This Warranty Deed made this 27th day of August, 2026 between **Thomas S. Vaughan, a single man**, whose post office address is 7418 Monte Verde, Sarasota, FL 34238, grantor, and **Design Homes of Louisville, Inc., a Kentucky Corporation**, whose post office address is 7847 Saint Andrews Church Road, Louisville, KY 40214, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 12, REPLAT OF UNIT NO. 3, SOUTHPOINTE SHORES, as per plat thereof recorded in Plat Book 11, Page 17, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0112140029

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

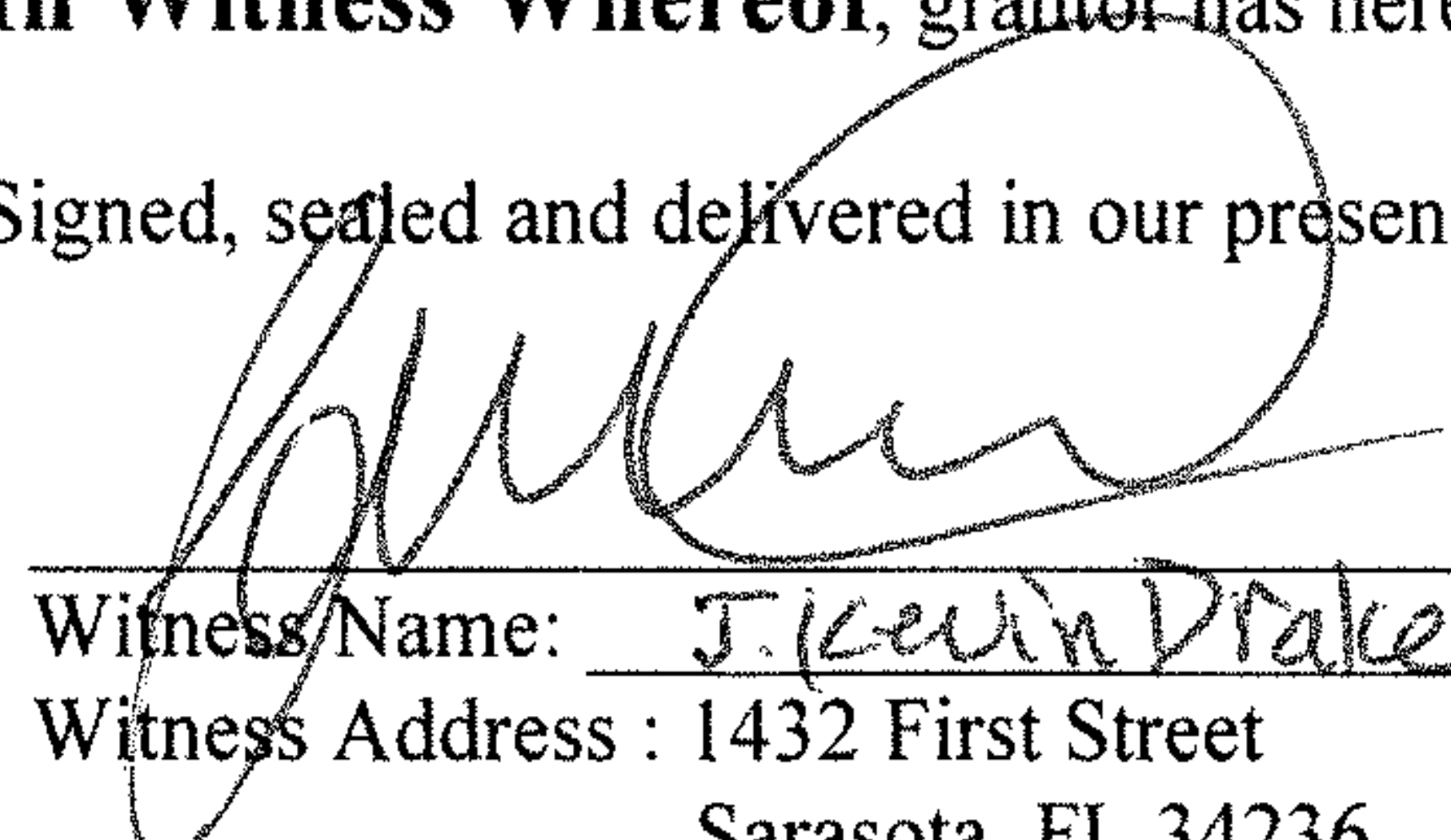
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

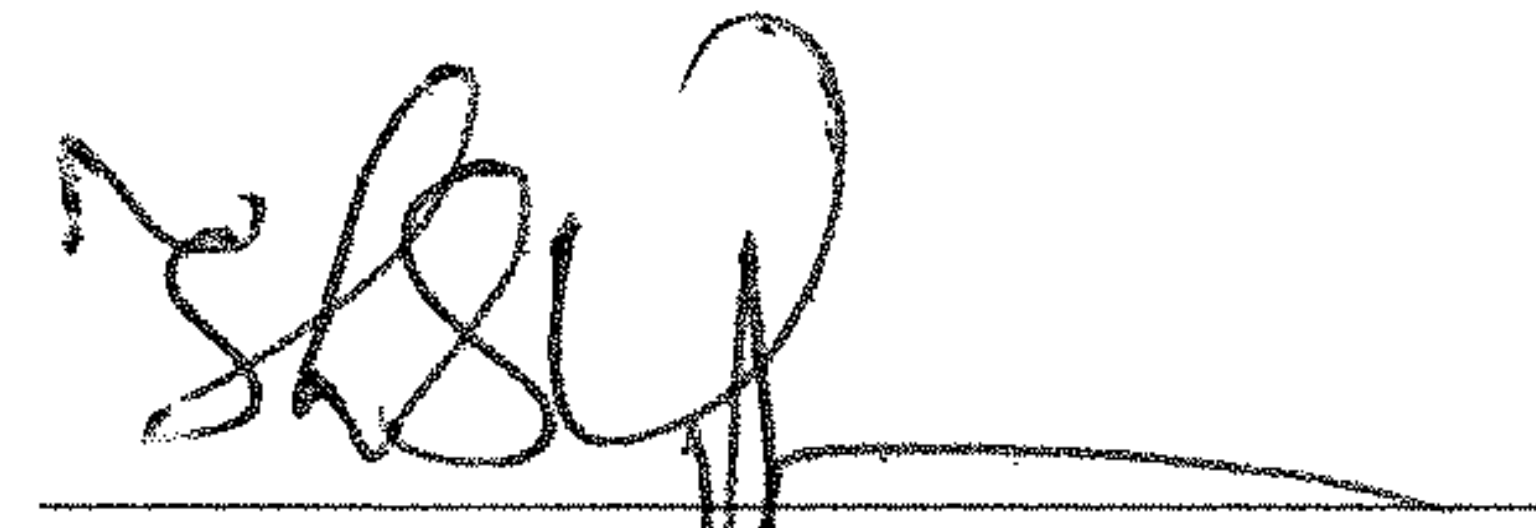
To Have and to Hold, the same in fee simple forever.

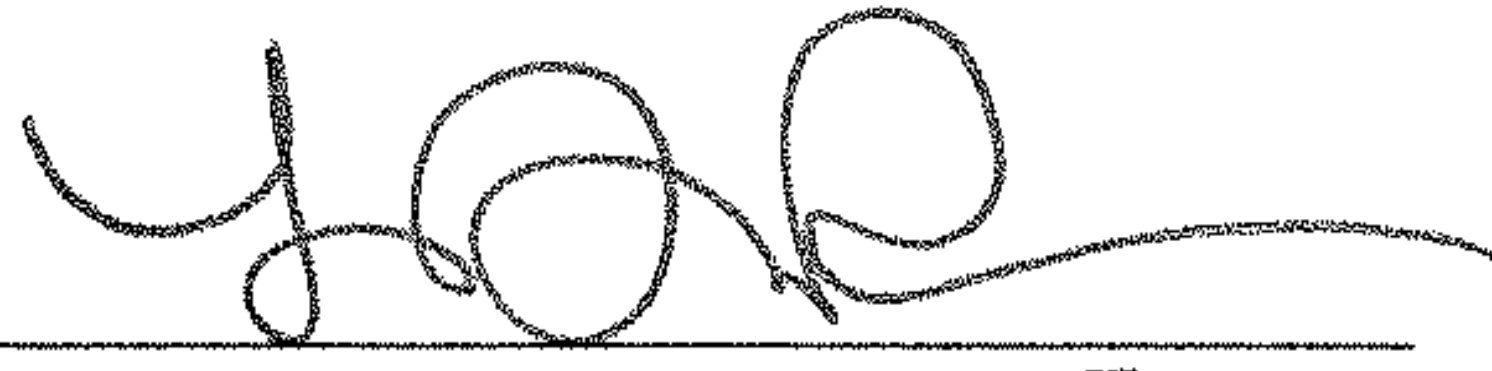
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

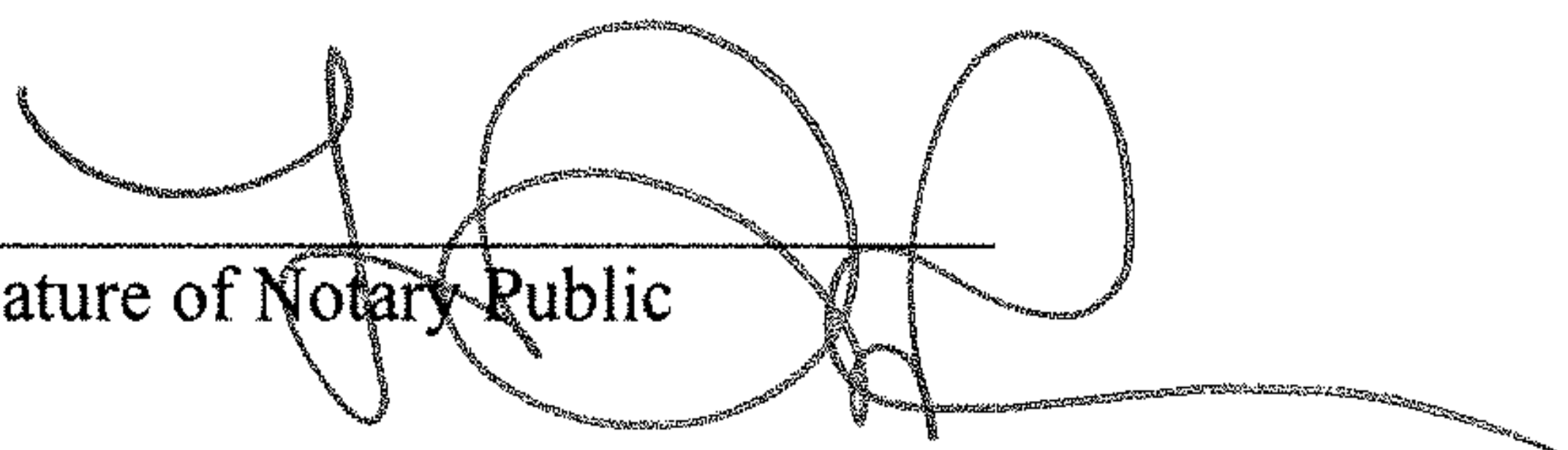

Witness Name: J. Kevin Drake
Witness Address : 1432 First Street
Sarasota, FL 34236


Thomas S. Vaughan


Witness Name: Felicia DeRowe
Witness Address : 1432 First Street
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2026, by Thomas S. Vaughan, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



FELICIA C. DEROWE
Commission # HH 817188
Expires August 15, 2030