

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117854 3 PG(S)**

Prepared By and Return To:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

8/28/2026 2:32 PM

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

SIMPLIFILE

Receipt # 3538665

Parcel ID No. 0072-13-0025

Sales Price: \$190,000.00

File No.: 14971-L

Doc Stamp-Deed: \$1,330.00

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of August, 2026 by Dennis Malloy and Christina Gail Malloy, husband and wife, whose mailing address is 4305 Midland Road, Sarasota, FL 34231 (hereinafter referred to as the "Grantor") to Waterfall Capital Group, LLC, a Florida Limited Liability Company, whose mailing address is 4004 Mountain Road, Haymarket, VA 20169 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

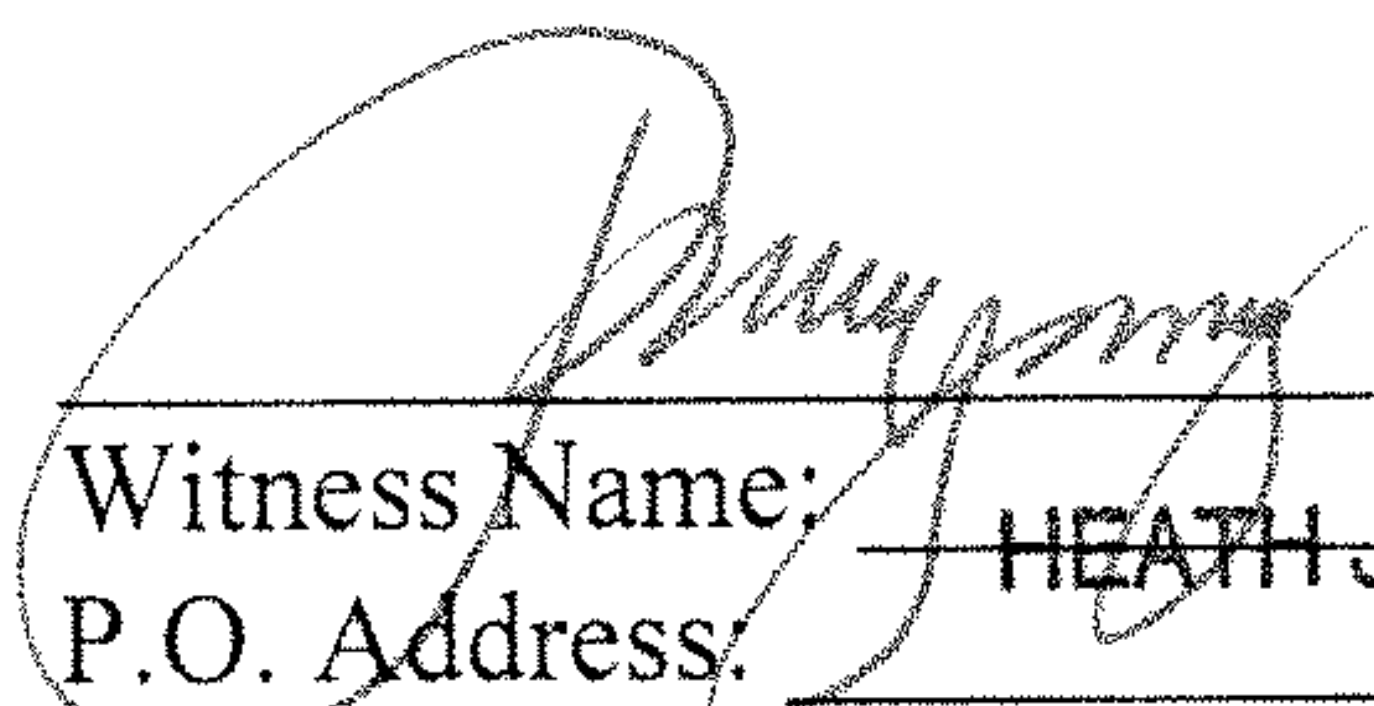
AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

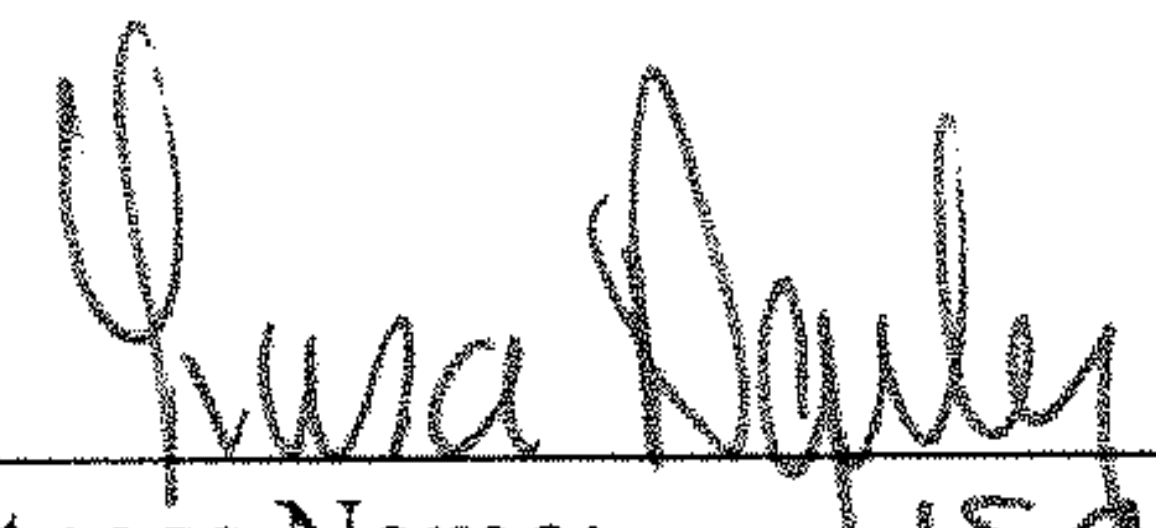
IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: HEATH JORGENSON
P.O. Address: _____
(as to both) 100 Wallace Avenue, Suite 100
Sarasota, FL 34237


Dennis Malloy


Witness Name: Lisa Darley
P.O. Address: _____
(as to both) 100 Wallace Avenue, Suite 100
Sarasota, FL 34237


Christina Gail Malloy

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 25 day of August, 2026, by Dennis Malloy and Christina Gail Malloy, who [] are personally known to me or [X] have produced their Florida driver's license as identification.

 LISA DARLEY
Commission # HH 288020
Expires September 13, 2026

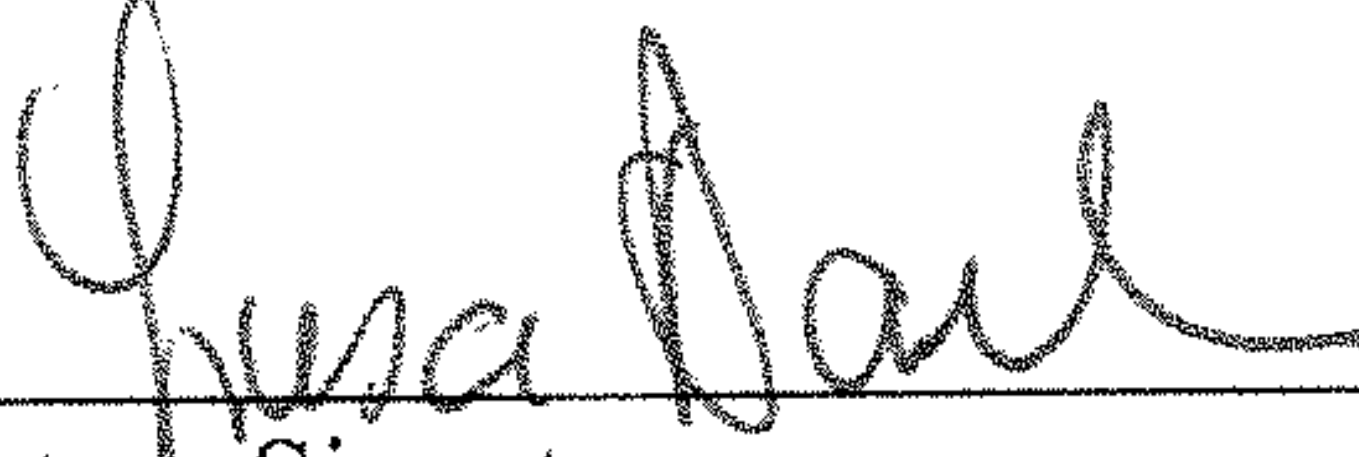

Notary Signature
Printed Name: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 22, FLORAL PARK HOMESTEADS, according to the map or plat thereof as recorded in Plat Book 6, Page 4, Public Records of Sarasota County, Florida.