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Prepared by:

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1688 Meridian Avenue, #700
Miami Beach, FL 33139

9/14/2026 12:52 PM

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

SIMPLIFILE

Receipt # 3544530

Return to:

Mark D. Balzli, Esq.
Balzli & Associates
1688 Meridian Avenue
Suite 700
Miami Beach, FL 33139

Doc Stamp-Deed: \$1,750.00

File No 26-52

Parcel Identification No 0058-11-0052

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WARRANTY DEED

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

This indenture made the ^{14th}~~10~~ day of September, 2026 between David A. Selph and Rose M. Kleesz, husband and wife, whose post office address is 4451 Caicos Court, Sarasota, FL 34233, of the County of Sarasota, Florida, Grantor, to Gregory Selph, an unmarried man, whose post office address is 2610 Bigelow Drive, Sarasota, FL 34239, of the County of Sarasota, Florida, 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 14, Block 136, South Gate Unit No. 31, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 63, 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David A. Selph

David A. Selph

Rose M. Kleszcz

Rose M. Kleszcz

Jeremy Barish

WITNESS
PRINT NAME: Jeremy Barish

Betty Juli Barish

WITNESS
PRINT NAME: Betty Juli Barish

5200 NW 43rd St., Suite 102-245
Gainesville FL 32606

WITNESS 1 ADDRESS

5200 NW 43rd St., Suite 102-245
Gainesville FL 32606

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 10 day of September, 2026, by David A. Selph and Rose M. Kleszcz, () who is/are personally known to me or (✓) who has/have produced FL DL as identification.

Betty Juli Barish

Signature of Notary Public

Betty Juli Barish

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

