

Prepared by and return to:

Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6879

9/14/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544766

Doc Stamp-Deed: \$1,995.00

Purchase Price: \$285,000.00

Recording Costs: \$ 18.50

Florida Documentary Stamp Tax: \$1,995.00

Parcel Identification No.: 0072060030

WARRANTY DEED

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

THIS INDENTURE made this **11th day of September, 2026**, between **Jeremy Thayer, a single man, and Shana Marvin, a single woman**, whose post office address is **4025 Crockers Lake Boulevard, #1611, Sarasota, FL 34238**, Grantors, to **Revamp Homes Realty & Renovations LLC, a Florida Limited Liability Company**, whose post office address is **5903 48th Street East, Bradenton, FL 34203**, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

The West 1/2 of Lots 25, 27 and 29, Block 2, FLORA-VILLA, according to the plat thereof, as recorded in Plat Book 2, Page 5, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Printed Name: Hayley Baldinelli
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Jeremy Thayer
Shana Marvin

WITNESSES #2:

Printed Name: Maureen Reid
P.O. Address: 1605 Main Street, Suite 1112
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 11th day of September, 2026, by Jeremy Thayer and Shana Marvin, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

