

9/14/2026 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544945

Doc Stamp-Deed: \$10,150.00

Prepared by and Recording requested by:
Brenda D. Cook, Closing Officer
Barnes Walker Title, Inc.
3119 Manatee Avenue West
Bradenton, FL 34205

File Number: 2026-546-MAN
Parcel ID: 2012-12-0010
Doc Stamps: \$ 10,150.00

WARRANTY DEED

This indenture, made **September 14, 2026** between **Lucas Property Development, LLC**, a **Florida limited liability company**, whose post office address is: **578 South Spoonbill Drive, Sarasota, FL 34236** Grantor, to **Marshall S. Gobuty, as Trustee of The Marshall S. Gobuty Trust u/a/d August 24, 2023**, whose post office address is: **35 Watergate Drive, Suite 806, Sarasota, FL 34236**, 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, remised, sold, transferred, and conveyed, 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 15, Block 6, BIRD KEY, a Subdivision, according to the map or plat thereof as recorded in Plat Book 11, Page 20, 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; zoning and other governmental regulations; and covenants, restrictions, easements, reservations and limitations of record, if any.

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, borrow, and encumber, and to otherwise manage and dispose of said real property pursuant to the Florida Land Trust Act and Florida Statute 689.073, as subsequently amended and/or revised.

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, free and clear of all liens and encumbrances unless noted above, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Witnesses:



Signature Witness #1

Print Name: Kimberly Herrin

Address: 2905 Great Abaco Way,

Bradenton, FL 34208

Grantor:

Lucas Property Development, LLC,
a Florida limited liability company

By: Raymond A. Franczak aka Ray Franczak
Raymond A. Franczak, a/k/a Ray Franczak,
Manager

Rody Gomez Jr.
Signature Witness #1

Print Name: Rody Gomez Jr.

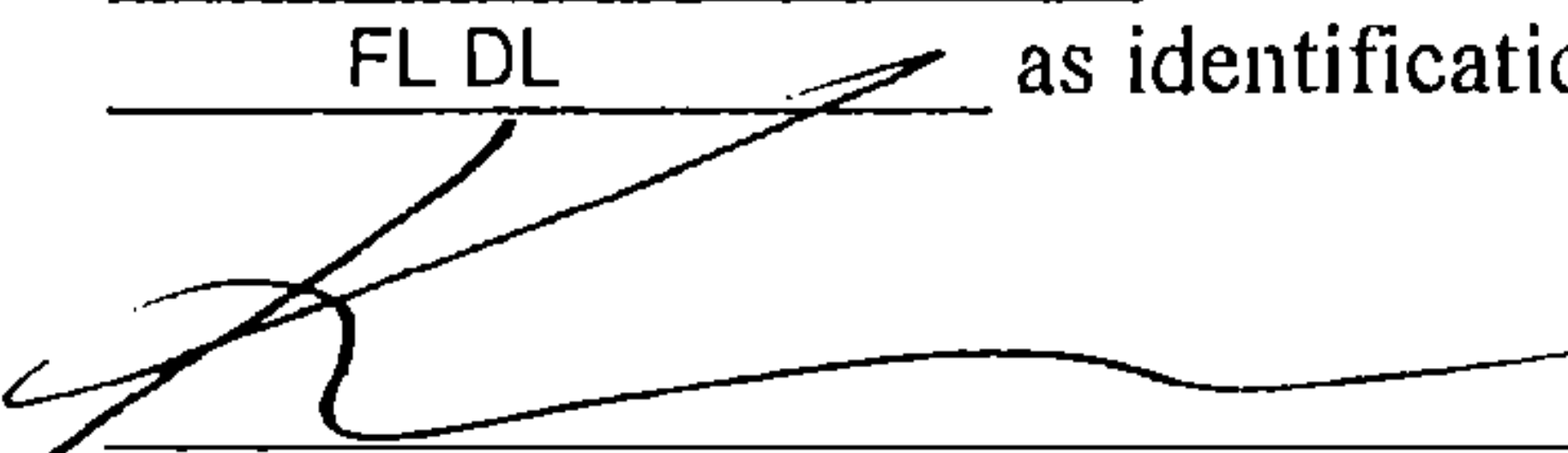
Address: 2125 Tybee Road

Saint Cloud, FL 34769

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of September, 2026, by Raymond A. Franczak, a/k/a Ray Franczak, as Manager of Lucas Property Development, LLC, a Florida limited liability company, on behalf of the company, ☐ who is personally known to me or ☒ who has produced

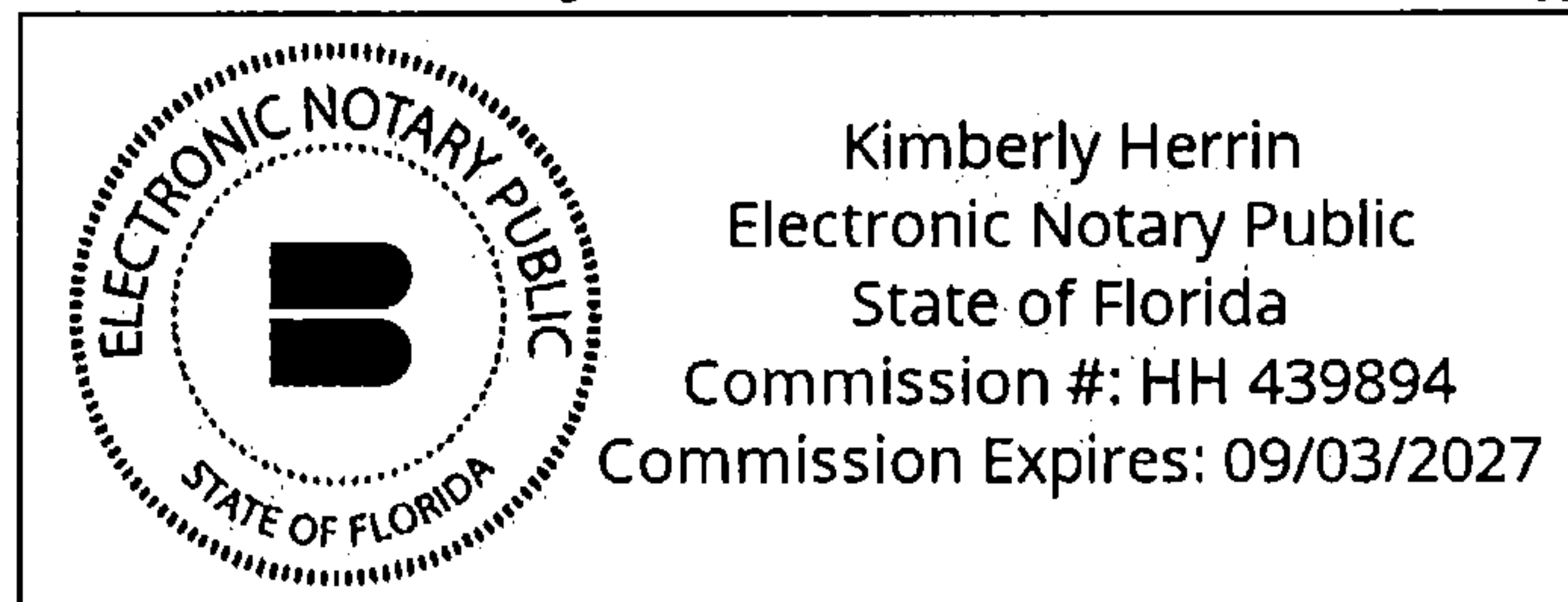
FL DL as identification.



Signature of Notary Public
Kimberly Herrin

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



WARRANTY DEED