

9/18/2026 3:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547074

Prepared by and return to:

Sandra M Houghton

Maverick National Services-FL, LLC

365 Interstate Boulevard

Sarasota, FL 34240

7023545

Doc Stamp-Deed: \$280.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 14th day of September, 2026, between Karina Bazan and Jesus Contreras Cardona, Wife and Husband, whose post office address is 421 Sevilla Street, North Port, FL 34287 the Grantor and SO East, LLC, a Florida limited liability company, whose post office address is 2831 W Cypress Creek Road, #300, Fort Lauderdale, FL 33309, the 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, situated, lying and being in Sarasota County, Florida, to-wit:

Lots 15 and 16, Block B, Warm Mineral Springs Unit No 53, according to the Plat thereof, as recorded in Plat Book 7, Page(84, of the Public Records of Sarasota County, Florida.

Parcel ID/Tax/Folio/Account #0770030035

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

Subject to all restrictions, reservations, covenants, conditions and easements of record, if any and to all applicable zoning ordinances and/or restrictions imposed by government authorities, if any.

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, 2026.

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

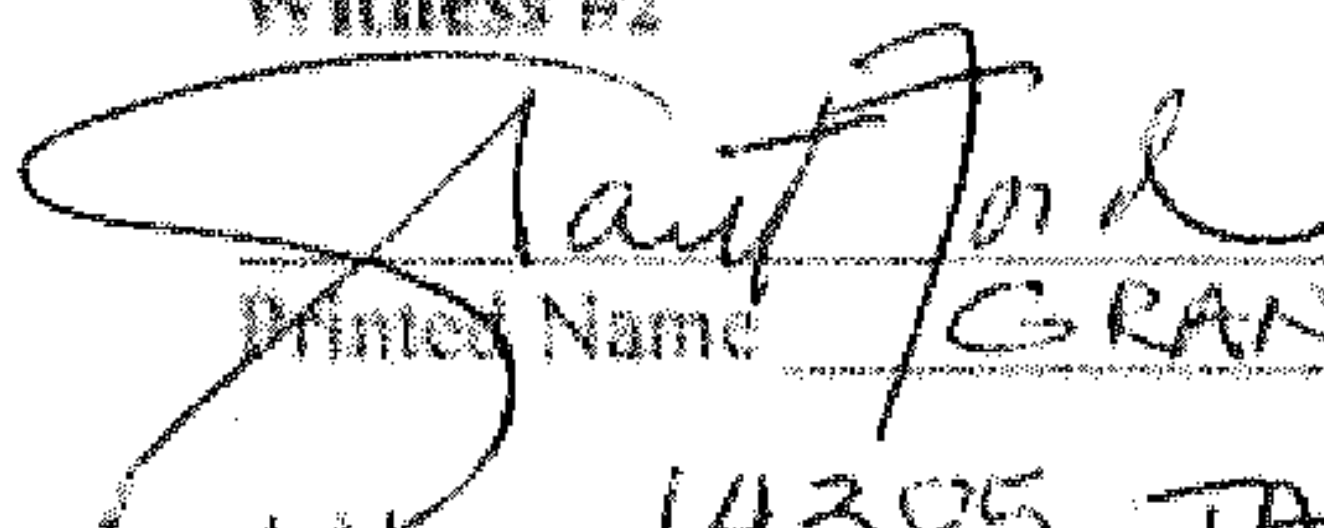
Signed, Sealed and Delivered in our presence:

Witness #1


Printed Name Rada A. Milicevic
Address 4924 Adderton Ave
North Port FL 34288


Karina Bazan
Address: 421 Sevilla St North Port
FL 34288

Witness #2


Printed Name GRANT FORD
Address 14385 TAMiami TRAIL
NORTH PORT, FL 34284


Jesus Contreras Cardona
Address: 421 Sevilla St north port
FL 34288

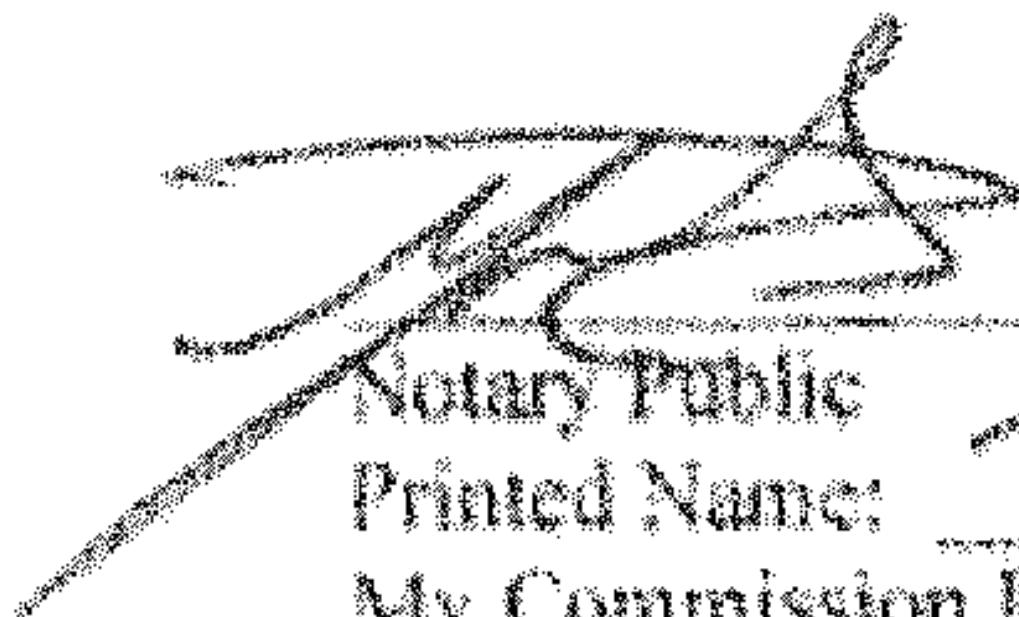
State of FLORIDA

County of SARASOTA

The foregoing instrument was sworn to, subscribed and acknowledged before me by Karina Bazan and Jesus Contreras Cardona, by means of ☒ physical presence or ☐ online notarization this 14th day of September, 2026, if physical appearance he/she/they is/are personally known to me or produced FLDL as identification.



RADA A. MILICEVIC
Notary Public
State of Florida
Comm# HH474106
Expires 1/29/2028


Notary Public
Printed Name: Rada A. Milicevic
My Commission Expires: 01/29/28