

Consideration: \$3,500,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-49862-001

9/22/2026 11:58 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3547500

Doc Stamp-Deed: \$24,500.00

Property Appraiser's Parcel ID No.: 0106160003  
(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 18th day of September, 2026, by and between **Kevin J. Fulcher, individually, a married man, joined by his spouse Kimberly Deme-Fulcher, and as Trustee of the Kevin J. Fulcher Revocable Trust, under agreement dated July 15, 1998, as amended**, whose address is 1850 Webber St Sarasota, FL 34239 (hereinafter "GRANTOR"), and **Tyson Babb, an unmarried man, and Lisa Jayne Warren-Wallace, an unmarried woman, as joint tenants with full rights of survivorship**, whose address is **6448 Hollywood Boulevard, Sarasota, FL 34231-3010** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 11, PINE SHORES ESTATES, 7TH SECTION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is 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 GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

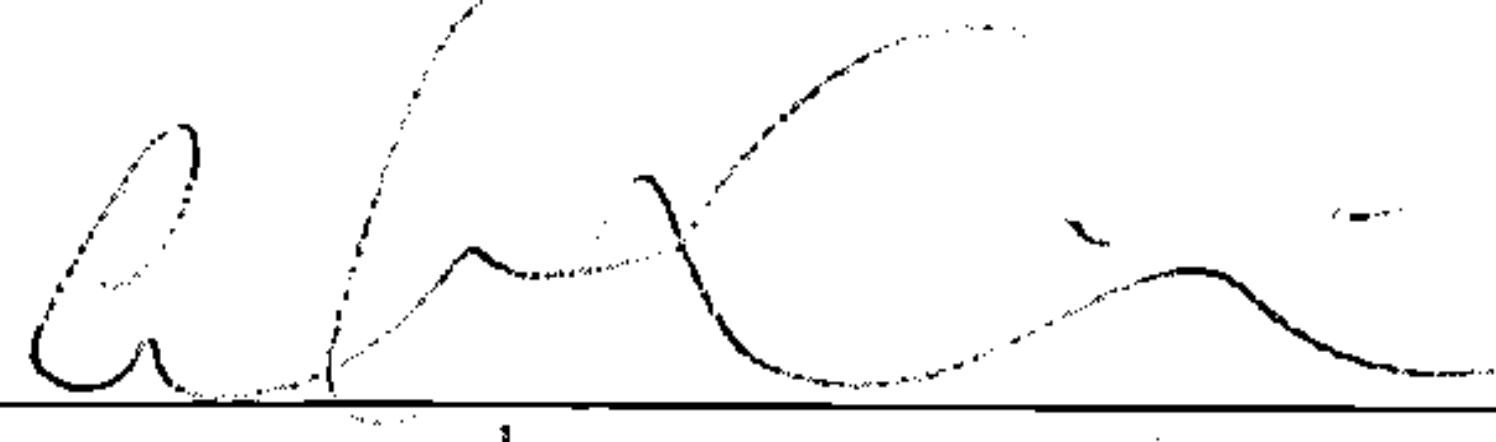
The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*{acknowledgment signatures on following page}*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

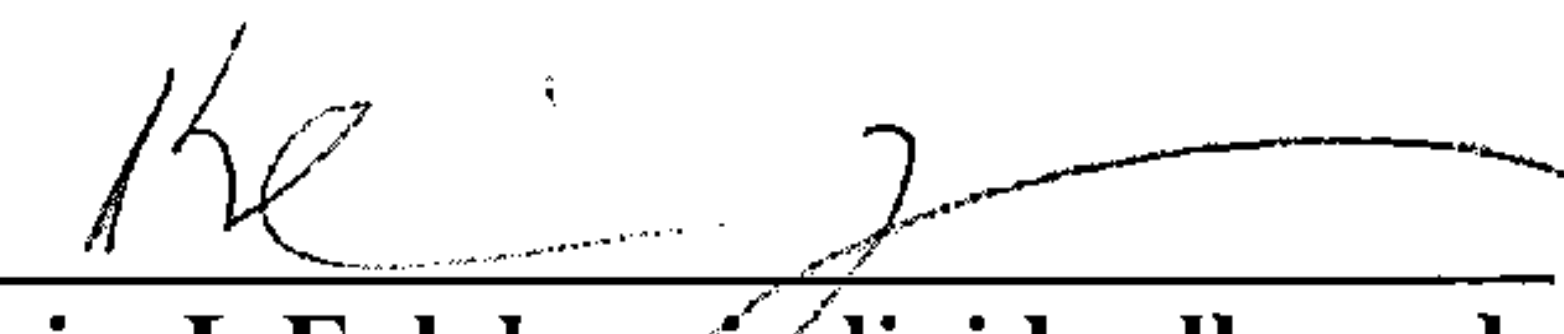
WITNESSES:

(1)   
Printed Name ALINA KIZLENKO  
P.O. Address: 3700 South Tamiami Trail  
Sarasota, FL 34239

(2)   
Printed Name William McComb  
P.O. Address: 3700 South Tamiami Trail  
Sarasota, FL 34239

GRANTOR:

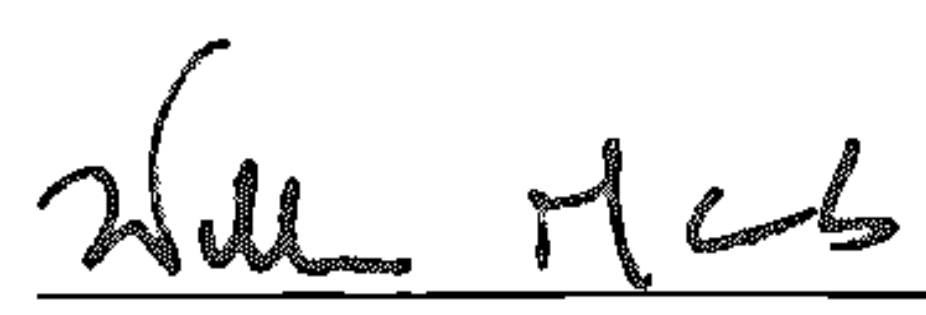
**KEVIN J. FULCHER, INDIVIDUALLY AND  
AS TRUSTEE OF THE KEVIN J. FULCHER  
REVOCABLE TRUST, UNDER AGREEMENT  
DATED JULY 15, 1998, AS AMENDED**

  
**Kevin J. Fulcher, individually and  
as Trustee aforesaid**

  
**Kimberly Deme-Fulcher**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18th day of September, 2026, by Kevin J. Fulcher, individually and as Trustee of the Kevin J. Fulcher Revocable Trust, under agreement dated July 15, 1998, as amended and Kimberly Deme-Fulcher, ( ) who is/are personally known to me or (X) who has/have produced Florida Driver License as identification.

  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

