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INSTRUMENT # 2026130031 2 PG(S)

9/24/2026 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549149

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29610

Doc Stamp-Deed: \$2,450.00

Consideration: \$350,000.00

General Warranty Deed

Made this September 24, 2026 By **Mark Jeffrey Mullins and Sherrie Garber Mullins, Individually and as Trustees of the Mullins Joint Trust Agreement dated May 24, 2024, husband and wife**, whose post office address is: 10210 Crystal Isles Circle, Sarasota, Florida 34241, hereinafter called the Grantor, to **Enmanuel Feria Lucas and Dalila Ruiz Pena, a married couple**, whose post office address is: 2928 Betty Drive, Sarasota, Florida 34232, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lots 489 and 490, SARASOTA SPRINGS. UNIT NO. 4 SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8, Page 8, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0061010022

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustees to grant, sell and convey real property and that said trust is still in full force and effect and that Mark Jeffrey Mullins and Sherrie Garber Mullins are still acting as Trustees.

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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, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

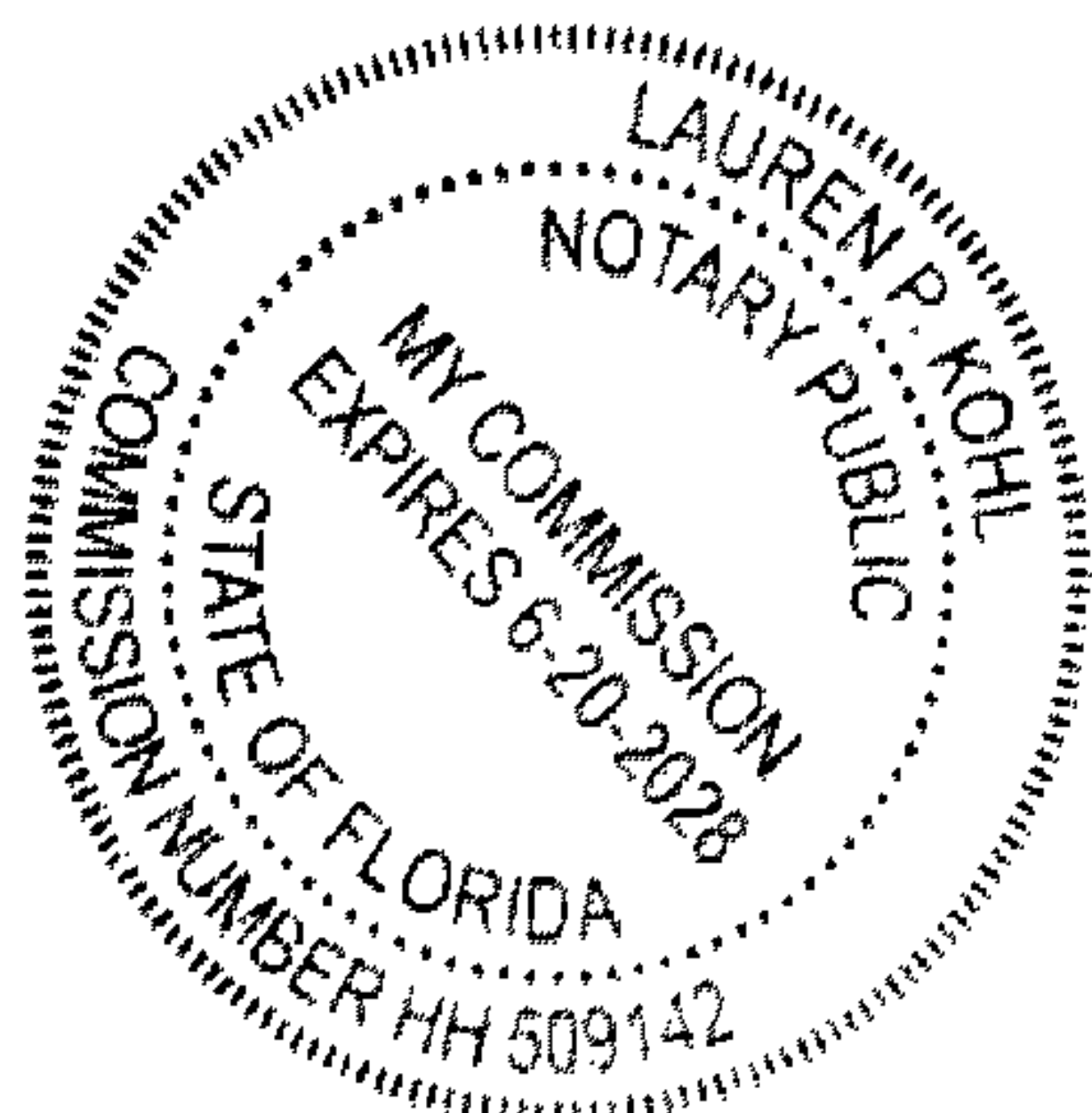
[Signature] (Seal)
Mark Jeffrey Mullins, Individually and as Trustee of the
Mullins Joint Trust Agreement dated May 24, 2024,

Witness Signature: [Signature]
Witness # 2 Printed Name: Mike Bridges
Post Office Address: 2000 Lakewood Street
Sarasota FL 34239

[Signature] (Seal)
Sherrie Garber Mullins, Individually and as Trustee of the
Mullins Joint Trust Agreement dated May 24, 2024

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization this September 24, 2026, by **Mark Jeffrey Mullins and Sherrie Garber Mullins, Individually and as Trustees of the Mullins Joint Trust Agreement dated May 24, 2024**, husband and wife, who is/are personally known to me or who produced DL as identification.



(SEAL)

[Signature]
Notary Public
My Commission Expires: _____