

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 3541-25SW-FL

6/2/2025 2:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3349446

Doc Stamp-Deed: \$1,190.00

Parcel Identification No 0409-16-0007

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WARRANTY DEED

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

This indenture made the 2nd day of June, 2025 between Michael Lee Horrocks, a married man, Leeann Adele Horrocks, an unmarried woman, and Jeannie Marie Young, a single woman, whose post office address is 76 Mountaineer Court, Charles Town, WV 25414, of the County of Jefferson, State of West Virginia, Grantors, to ACA Investors LLC Inc., a Florida Corporation, whose post office address is 247 Toscavilla Blvd, Nokomis, FL 34275, of the County of , State of Florida, 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:

Lot 14, Block J, Corrected and amended Plat of the Revised Plat of East Gate Terrace, according to the Plat thereof, recorded in Plat Book 10, Page(s) 100, 100A and 100B, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 76 Mountaineer Court, Charles Town, WV 25414.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Danielle Williams
WITNESS #1 SIGNATURE

Danielle Williams
WITNESS #1 PRINTED NAME

7797 N. First St. Fresno, Ca 93720
WITNESS #1 ADDRESS

Jess Naranjo
WITNESS #2 SIGNATURE

JESS NARANJO
WITNESS #2 PRINTED NAME

7797 N. FIRST ST.
WITNESS #2 ADDRESS FRESNO, CA 93720

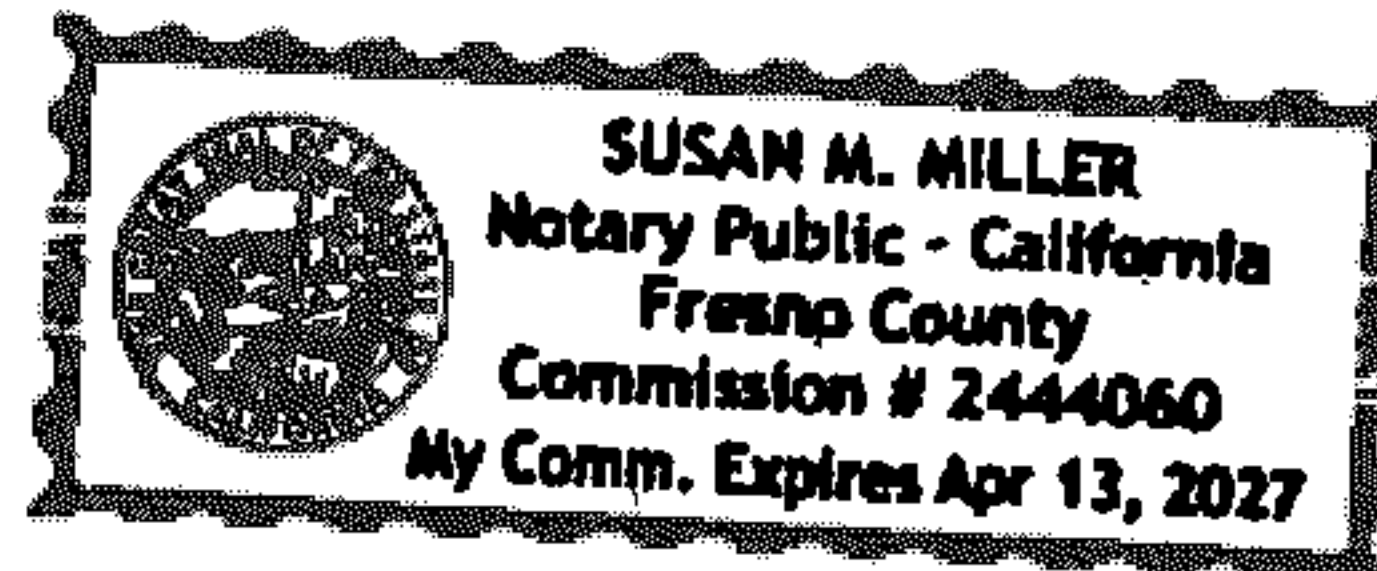
STATE OF California
COUNTY OF Fresno

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 27 day of May, 2025, by Jeannie Marie Young, () who is/are personally known to me or (☒) who has/have produced CA Drivers license # 00223 as identification.

147
Susan M. Miller
Signature of Notary Public

Susan M. Miller
Print, Type/Stamp Name of Notary



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:

[Signature]
WITNESS #1 SIGNATURE

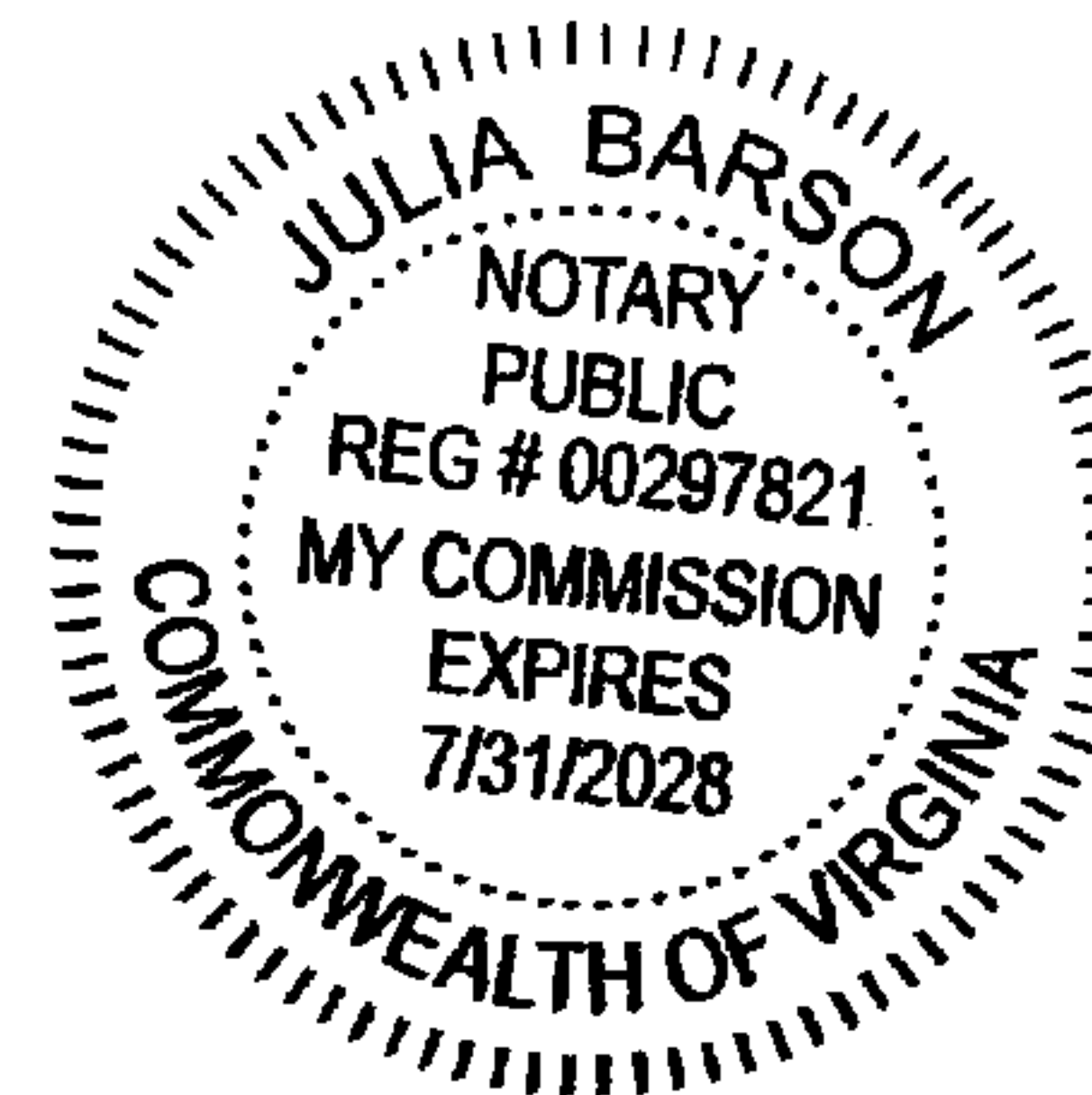
Gardner K. Lee
WITNESS #1 PRINTED NAME

[Signature]
Leeann Adele Horrocks

1005 Creighton Pkwy Ste-C Mechanicsville, VA 23111
WITNESS #1 ADDRESS

[Signature]
WITNESS #2 SIGNATURE

Dione Chester
WITNESS #2 PRINTED NAME



1005 Creighton Pkwy Ste-C Mechanicsville, VA 23111
WITNESS #2 ADDRESS

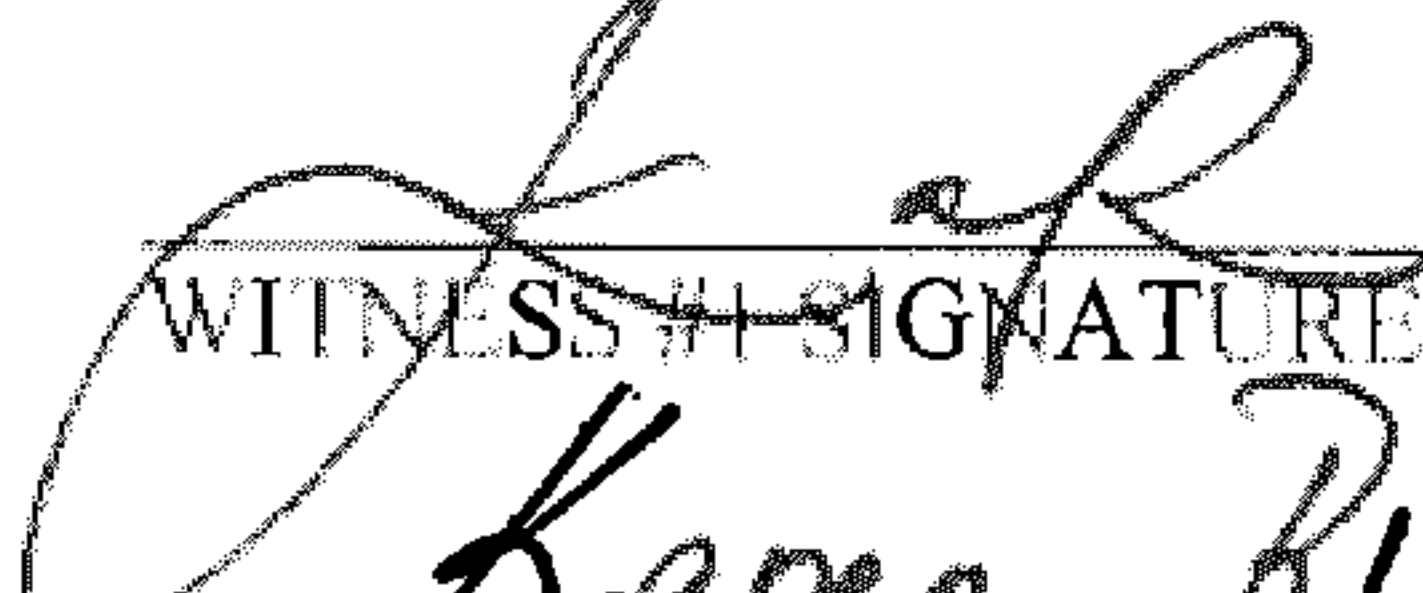
STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2025, by Leeann Adele Horrocks, ☐ who is/are personally known to me or ☐ who has/have produced Driver License of Michigan as identification.

[Signature]
Signature of Notary Public
Julia Barson
Print, Type/Stamp Name of Notary

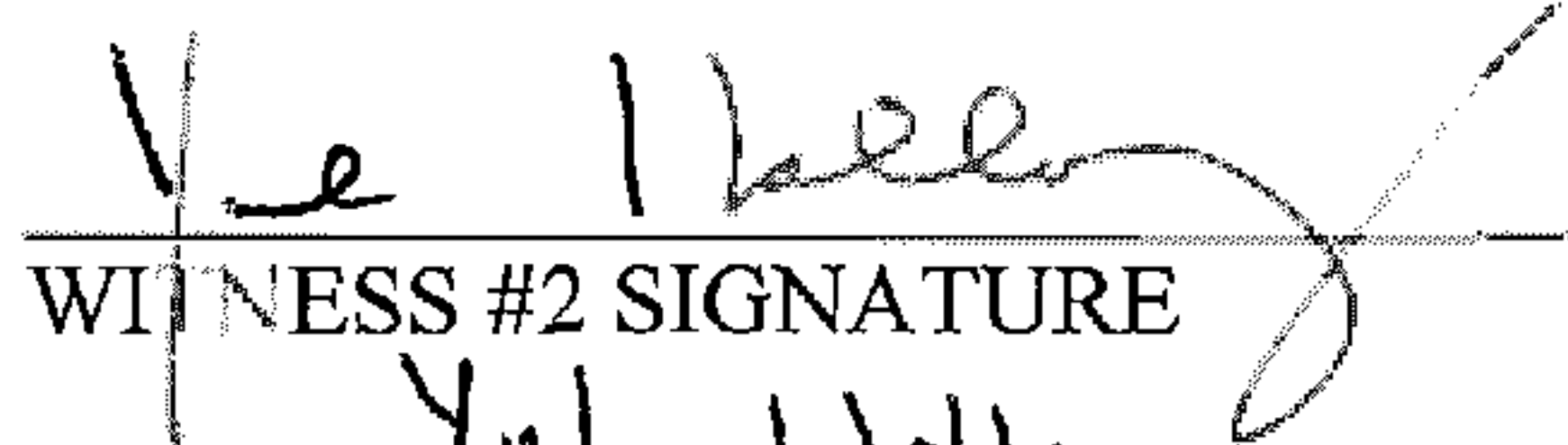
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS #1 SIGNATURE
Karen Rivera
WITNESS #1 PRINTED NAME


Michael Lee Horrocks

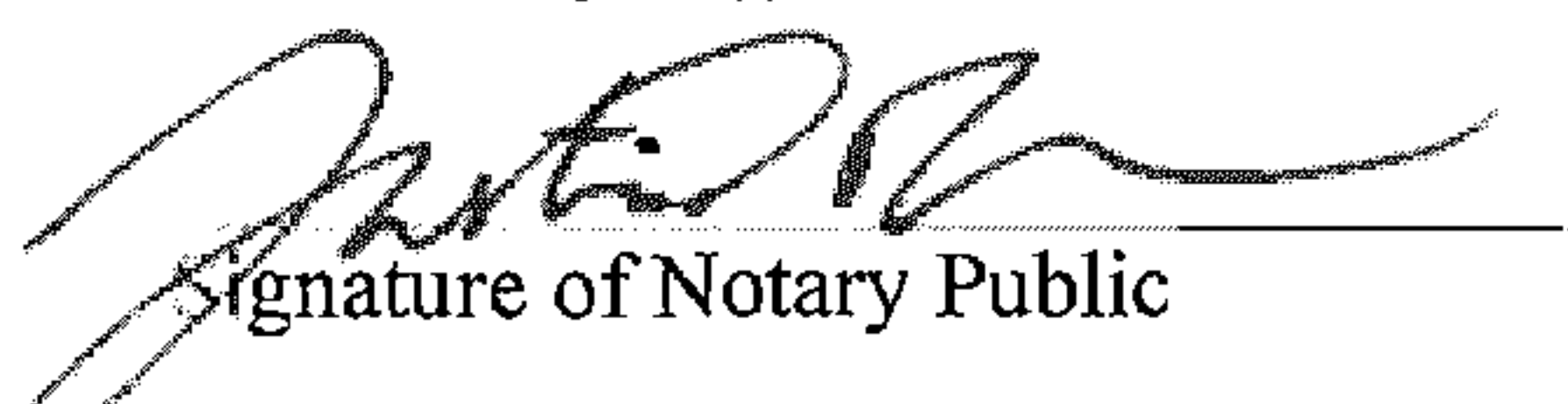
7820 Normans Mill RD Frederick, MD 21701
WITNESS #1 ADDRESS


WITNESS #2 SIGNATURE
Yol Holloway
WITNESS #2 PRINTED NAME

7820 Normans Mill RD Frederick, MD 21701
WITNESS #2 ADDRESS

STATE OF Maryland
COUNTY OF Frederick

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 29 day of May, 2025, by Michael Lee Horrocks, () who is/are personally known to me or ☒ who has/have produced West Virginia Driver's License as identification.


Signature of Notary Public
Justina Brown
Print, Type/Stamp Name of Notary

