

Prepared by and return to:

Lerin Hukill
First Title Source LLC
1267 Court Street
Clearwater, FL 33756
(727) 399-6977
File No 1-2026-14913

Parcel Identification No 04/31/15/09641/000/3140

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WARRANTY DEED

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

This indenture made the 8th day of October, 2026 between Linda Darin, a single woman, whose post office address is 1095 Pinellas Point Drive South, Unit N46, St. Petersburg, FL 33705, of the County of Pinellas, State of Florida, Grantor, to Darwin Smack and Debra Smack, husband and wife, whose post office address is 5327 178th st, Chippewa Falls, WI 54729, of the County of , State of Wisconsin, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Unit No. 314, BOCA CIEGA POINT EAST "ONE", a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3101, Page 433, and all amendments thereto, and as per plat thereof, recorded in Condominium Plat Book 4, Pages 26 and 27, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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.

Signed, sealed and delivered in our presence:

Linda Darin
Linda Darin

Lerin Hukill
WITNESS
PRINT NAME: Lerin Hukill

1767 Coast St
Clermont FL 33756
WITNESS 1 ADDRESS

Frank Ruiz
WITNESS
PRINT NAME: Frank Ruiz

1767 Coast St
Clermont FL 33756
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of October, 2026, by Linda Darin, ☐ who is/are personally known to me or ☒ who has/have produced DIVERSA ALFARO as identification.

Lerin Hukill
Signature of Notary Public
Lerin Hukill
Print, Type/Stamp Name of Notary

Lerin Hukill
Comm.: HH 451055
Expires: Oct. 21, 2027
Notary Public - State of Florida

First Title Source LLC
 ALTA Universal ID:
 1267 Court Street
 Clearwater, FL 33756
 (727) 399-6977

ALTA Combined Settlement Statement

File #:	1-2026-14913	Property	1 Boca Ciega Point	Settlement Date	10/08/2026
Print Date & Time:	10/01/2026 at 12:30 PM		Boulevard	Disbursement Date	10/08/2026
	EDT		314		
Escrow Officer:	Lerin Hukill		St. Petersburg, FL 33708		
Settlement Location:	1267 Court Street	Buyer	Darwin Smack and Debra		
	Clearwater, FL, 33756		Smack		
		Seller	Linda Darin		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$129,800.00	Sale Price of Property	\$129,800.00	
		Deposit		\$5,000.00
		Prorations/Adjustments		
\$583.50		County Taxes 01/01/2026 to 10/08/2026		\$583.50
	\$550.15	HOA 10/08/2026 to 10/31/2026	\$550.15	
		Other Charges		
\$125.00		Notary to FTS		
\$50.00		Storage/Tech/Courier Fee to Qualia/FTS	\$50.00	
		Government Recording and Transfer Charges		
		Recording Fees	\$242.50	
		---Deed: \$18.50		
		---Mortgage: \$224.00		
\$9.50		E Recording Fee to Simplifile	\$9.50	
\$908.60		Documentary Stamp Tax (Deed) to Pinellas County Clerk of Circuit Court		
		Commission		
\$7,788.00		Listing Agent Commission to Altru Realty		
		Title Charges & Escrow / Settlement Charges		
\$263.54		Title Lien Search Fee to Quest Lien Search		
\$75.00		Title Search Fee to First American Title Insurance Company		
\$595.00		Title Settlement/Closing Fee to First Title Source LLC	\$595.00	
\$724.00		Title - Owner's Title Policy to First American Title Insurance Company		
		Miscellaneous		
\$717.59		HOA Dues- October to Boca Ciega Point Condos		
\$250.00		HOA Estoppel Fee to Boca Ciega Point Condos		
		HOA Transfer Fee to TBD	\$150.00	
		Survey Fee to One Stop Source	\$350.00	
		Property Taxes to 2026 Taxes for Trim	\$760.63	

Seller		Buyer	
Debit	Credit	Debit	Credit
\$12,089.73	\$130,350.15	\$132,507.78	\$5,583.50
\$118,260.42			
\$130,350.15	\$130,350.15	\$132,507.78	\$132,507.78

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize First Title Source LLC to cause the funds to be disbursed in accordance with this statement.

<u>Darwin Smack</u>	<u>10-8-26</u>	<u>Linda Darin</u>	<u>10/8/26</u>
Darwin Smack	Date	Linda Darin	Date
<u>Debra Smack</u>	<u>10-8-26</u>		
Debra Smack	Date		

<u>[Signature]</u>	<u>10/8/26</u>
Settlement Agent	Date