

3/27/2026 9:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472292



Prepared by and Return to:

Doc Stamp-Deed: \$2,439.50

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-00985

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 26 day of March, 2026 by 331 Oakwood Circle LLC, a Wyoming Close Limited Liability Company, hereinafter called the Grantor, to Donald M. Byrd, Trustee and Lisa M. Byrd, Trustee of Donald M. Byrd and Lisa M. Byrd Revocable Living Trust dated October 14, 2025, whose post office address is: 329 Oakwood Circle, Englewood, FL 34223, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 68, ENGLEWOOD ISLES, UNIT 3, according to the plat thereof, as recorded in Plat Book 23, Pages 22, 22A and 22B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0486110014

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)
Printed Name Stephanie Flint
304 W. Venice Ave #302
Address
Venice, FL 34285.
City, State, Zip

331 Oakwood Circle LLC, a Wyoming Close Limited Liability Company

[Signature]
By: Edward J. Ivkov, Authorized Signer
710 Stoner Rd
Englewood, FL 34223

[Signature]
Witness: (Signature)
Printed Name Vanessa A. Cruz
304 W. Venice Ave #302
Address
Venice, FL 34285.
City, State, Zip

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2026 by Edward J. Ivkov, Authorized Signer, who: is personally known to me or produced photo ID as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: _____
My Commission Expires: _____
Stamp/Seal

