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INSTRUMENT # 2026040404 2 PG(S)

Prepared by and return to:
Jenni Klatt
Old Tampa Bay Title, LLC
1560 West Cleveland Street
Tampa, FL 33606
(813) 402-2266
File No 2026-7864

3/27/2026 4:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472881

Doc Stamp-Deed: \$4,655.00

Parcel Identification No 0212-01-0007

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 27th day of March, 2026 between Daniel C. Simpler, Jr., an unmarried man, conveying his entire fee simple interest, whose post office address is 7535 Castle Drive, Sarasota, FL 34240, of the County of Sarasota, State of Florida, Grantor, to RB Investments II, LLC, a Florida Limited Liability Company, whose post office address is 4886 69th st e, Bradenton, FL 34203, of the County of manatee, State of Florida, Grantee:

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 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 31, RACIMO RANCHES, according to the map or plat thereof as recorded in Plat Book 23, Page 49, Public Records of Sarasota County, Florida.

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

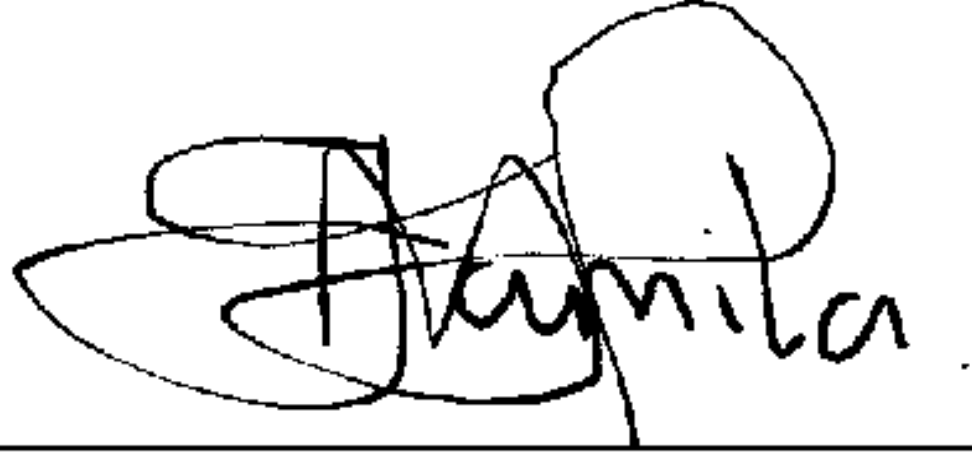
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee 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:



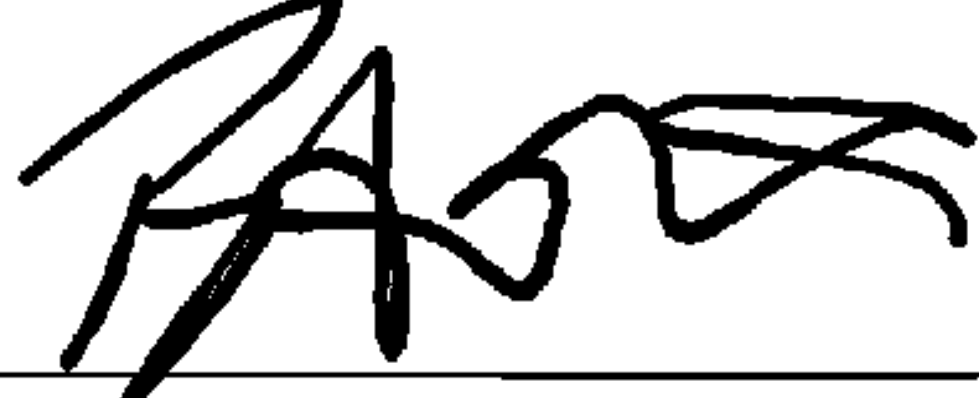
Witness #1 Signature

Jamila S. Grant

Witness #1 Printed Name

4955 Rain Shadow Drive, St. Cloud, FL 34772

Witness #1 Address



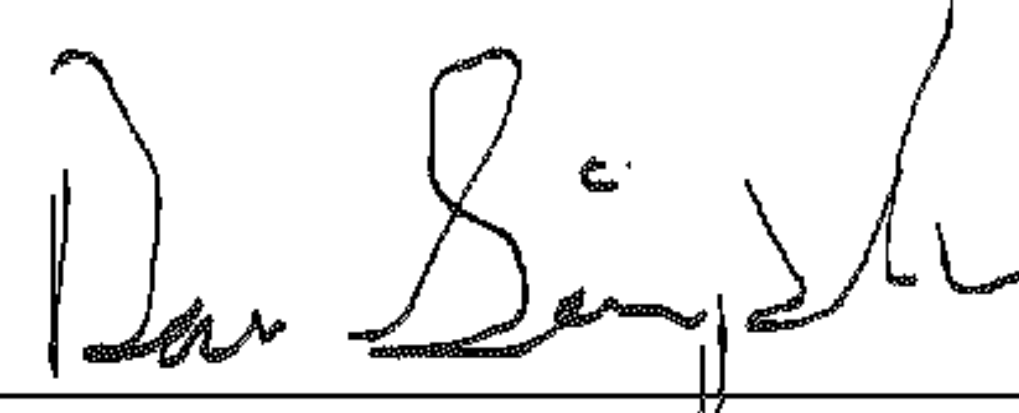
Witness #2 Signature

Brittney Adams

Witness #2 Printed Name

2293 Tay Wes Drive, St. Cloud, FL 34771

Witness #2 Address



Daniel C. Simpler, Jr.

STATE OF FLORIDA
COUNTY OF **Orange**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2026, by Daniel C. Simpler, Jr., who is/are personally known to me or who has/have produced FL DRIVER'S LICENSE as identification.



Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

