

4/1/2026 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474761

Doc Stamp-Deed: \$2,747.50

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 392,500.00

File Number: 2026-49
Parcel ID: 0261-07-0033

Warranty Deed

Made this 1st day of April, 2026 by, **Raad Realty, LLC, A Florida Limited Liability Company**, whose post office address is: **4048 Las Palmas Way, Sarasota, FL 34238**, hereinafter called the grantor, to: **Christopher Michael Neeley, an unmarried man**, whose post office address is: **5070 Central Sarasota Parkway, Apt 302, Sarasota, FL 34238-7607**, 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 **THREE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 and 00/100 Dollars (\$392,500.00)**, and other variable considerations, 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 608, LAKE SARASOTA, UNIT NO. 7 SUBDIVISION, according to the plat thereof, recorded in Plat Book 8, Page(s) 88, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0261-07-0033

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, except taxes accruing subsequent to December 31, 2025.

WARRANTY DEED

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: Kriss Carrion

Print Name: Kriss Carrion

Address: 360 Linwood Dr
Miami Springs, FL 33166

Audrey Landers
Audrey Landers, president of Raad Realty, LLC, A
Florida Limited Liability Company

Witness: Melanie Gonzalez

Print Name: Melanie Gonzalez

540 E 48 St Hialeah, FL 33013

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of April, 2026, by Audrey Landers, president of Raad Realty, LLC, A Florida Limited Liability Company, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Driver's License as identification.

Notarized online using audio-video communication

Melanie Gonzalez
Signature of Notary Public

Melanie Gonzalez
Print, Type/Stamp Name of Notary

