

4/2/2026 12:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475038

THIS INSTRUMENT PREPARED FOR AND RETURN TO:

Mina RE Holdings LLC,
1580 W Hackberry Dr.,
Chandler, AZ 85248

Parcel Identification (Folio) Numbers: 1121246311

Doc Stamp-Deed: \$76.30

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of April, 2026, American Country Land, LLC., A Nevada Liability Company whose post office address is 63 Via Pico Plaza #544 San Clemente, CA 92672 herein called the Grantor, to Mina RE Holdings LLC, an Arizona limited liability company, whose post office address is 1580 W Hackberry Dr., Chandler, AZ 85248 hereinafter called the Grantee:(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations)

WITNESSETH: That the grantor for and in consideration of the sum of Ten Thousand Nine Hundred & 00/100 (\$10,900.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz.:

LOT 11, BLOCK 2463, forty-ninth addition to Port Charlotte Subdivision a subdivision according to the plat thereof, recorded in plat book 21, page 1, of the public records of Sarasota County, Florida

Subject to easements, restrictions, and reservations of record and to taxes for the year 2026 and thereafter.

NON-HOMESTEAD, Grantor covenants that the above described property is vacant land and unimproved and is not adjacent to or contiguous to any homestead property owned by him.

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

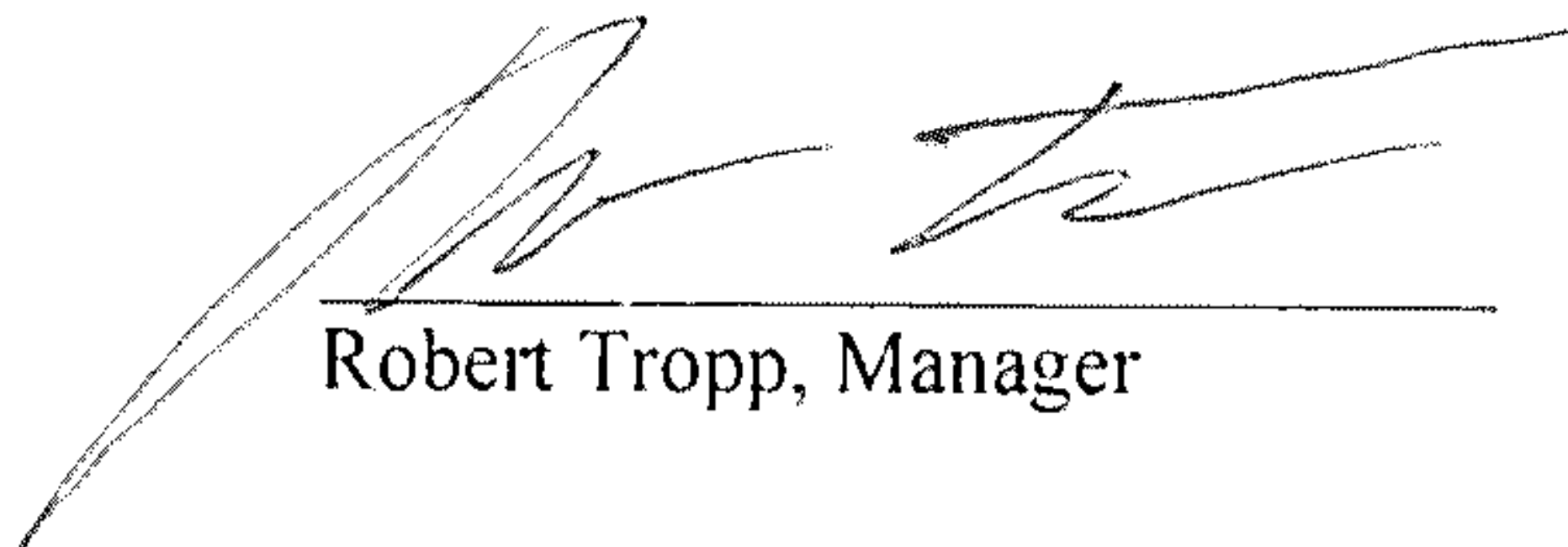
TO HAVE AND TO HOLD, the same in fee simple forever.

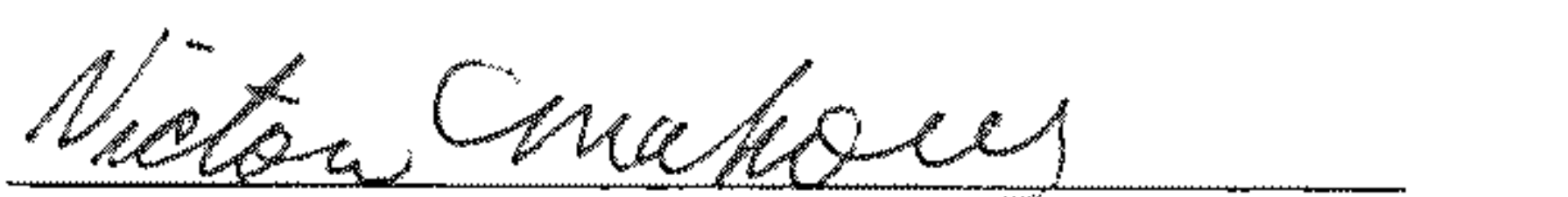
AND, the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful claims of all persons whomsoever: and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2026

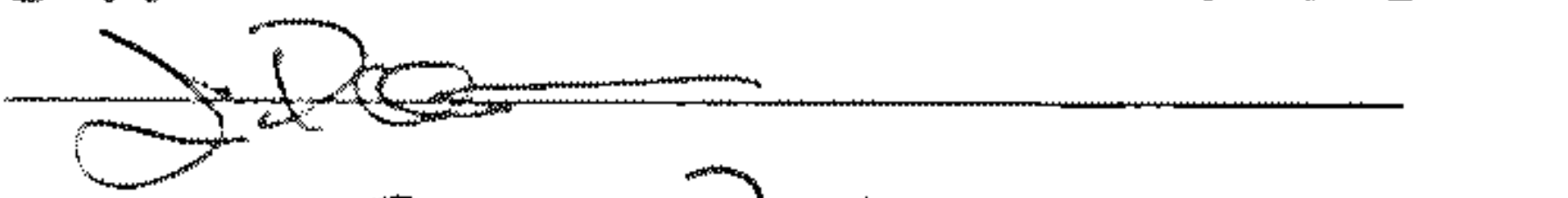
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year above written.

Signed, Sealed and delivered in the presence of:

American Country Land, LLC


Robert Tropp, Manager


Witness: Victoria Mahoney
Address: 1207 Via Catalina
San Clemente CA 92672


Witness: Jason Pestritto
Address: 20 Ant. hwy LN 0492677

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 04/01/2026 before me, Amy Pestritto Notary Public, personally appeared Robert Tropp, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal

Signature 

