

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044389 4 PG(S)

4/6/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476122

CONSIDERATION: \$350,000.00

DOC TAX: \$2,450.00

RECORD: \$35.50

PARCEL ID NO.: 2021-11-0022

Doc Stamp-Deed: \$2,450.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 3rd day of April 2026, by and between **DOUGLAS C. COMBS, a married man**, whose post office address is 4447 McIntosh Lake Avenue, Sarasota, FL 34233, **SANDRA A. VITTETOW, a single woman**, whose post office address is 3163 Integra Lakes Lane, Casselberry, FL 32707, and **ADRIENNE K. COMBS, a single woman**, whose post office address is 3949 Calliandra Drive, Sarasota, FL 34232, hereinafter referred to as Grantor, and **THC INVESTMENTS, LLC, an Ohio limited liability company**, hereinafter referred to as Grantee, whose post office address is 2021 Township Road 416, Dundee, OH 44624.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 9, UNIT 1, GLEN OAKS COUNTRY CLUB ESTATES, according to the map or plat thereof as recorded in Plat Book 17, Page 7, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

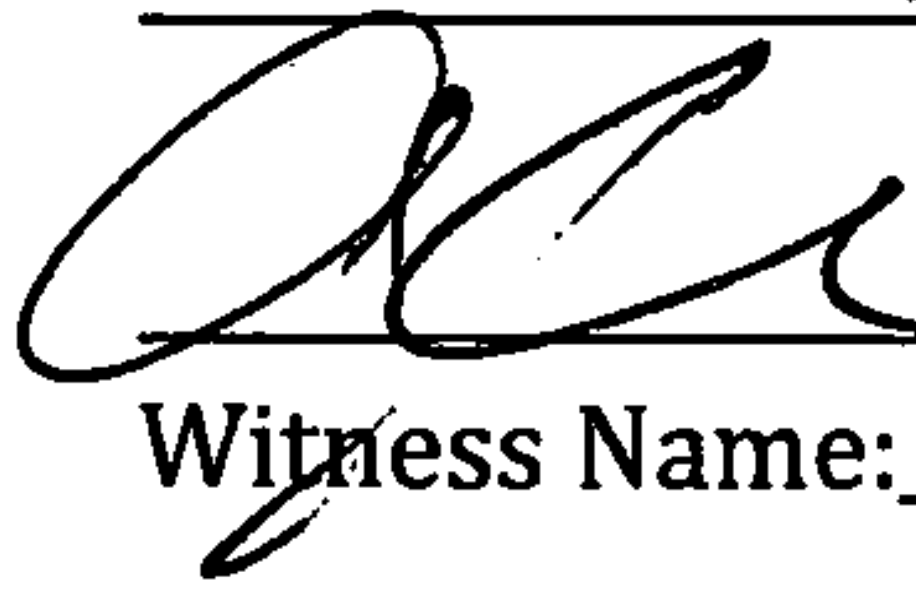
Grantor certifies, warrants and covenants to Grantee that the above-described property does not constitute the homestead of Douglas C. Combs or Sandra A. Vittetow under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: MAGORE RIVAS

Witness Address: 50 Central Ave
SARASOTA, FL 34236


Witness Name: Amy Concilio

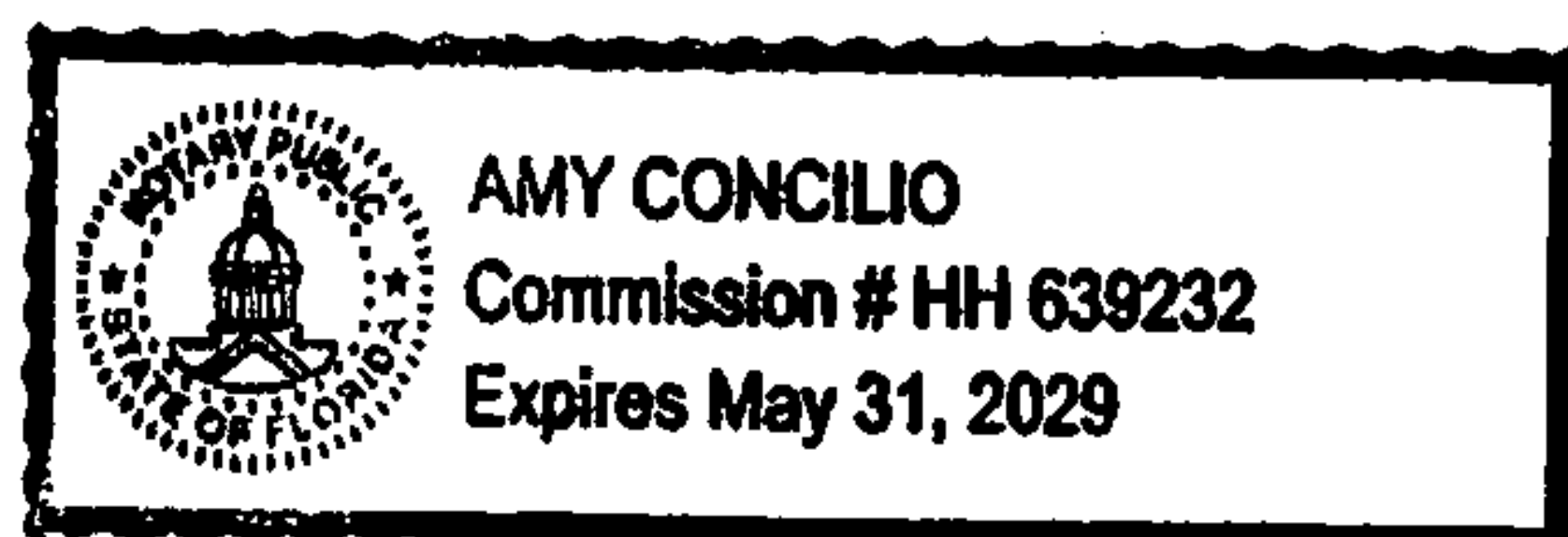
Witness Address: 50 Central Ave
SARASOTA, FL 34236

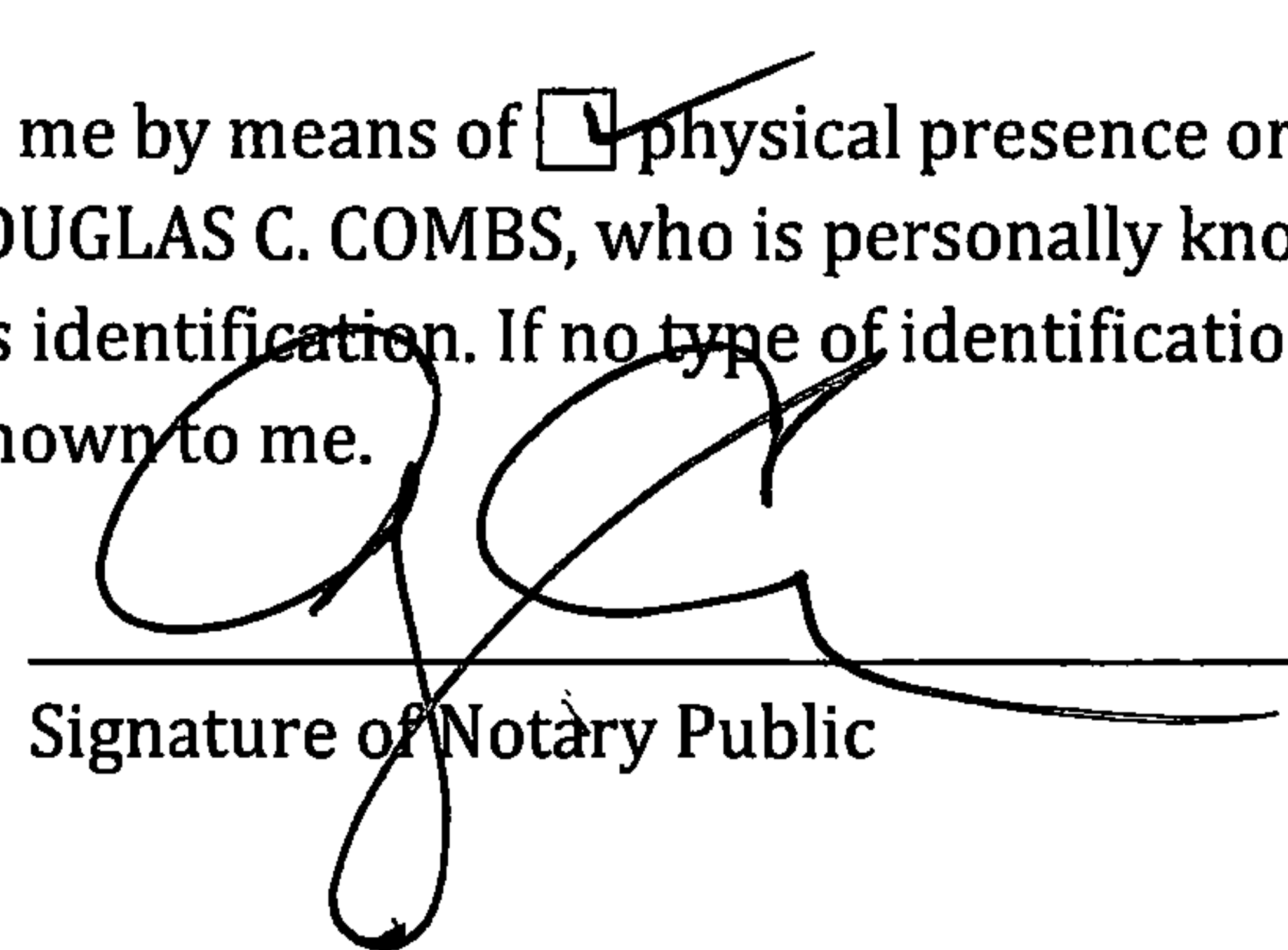

DOUGLAS C. COMBS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of April 2026 by DOUGLAS C. COMBS, who is personally known to me or who has produced DL as identification. If no type of identification is indicated, the above-named persons is personally known to me.

(Notary Seal)




Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Tiquanette Thomas

Witness Address: 190 SR 436
Casselberry, FL 32707

Witness Name: Nicole Thomas

Witness Address: 190 SR 436
Casselberry, FL 32707

Sandra A. Vittetow
SANDRA A. VITTETOW

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April 2026 by SANDRA A. VITTETOW, who is personally known to me or who has produced Florida Driver License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



SHARIYA DAVIS
Notary Public
State of Florida
Comm# HH656234
Expires 3/25/2029

Shariya Davis
Signature of Notary Public

Shariya Davis
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 3/25/2029

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Brittney Santiago
Witness Name: Brittney Santiago
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

[Signature]
Witness Name: Amy L. Concilio
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

Adrienne Combs
ADRIENNE K. COMBS

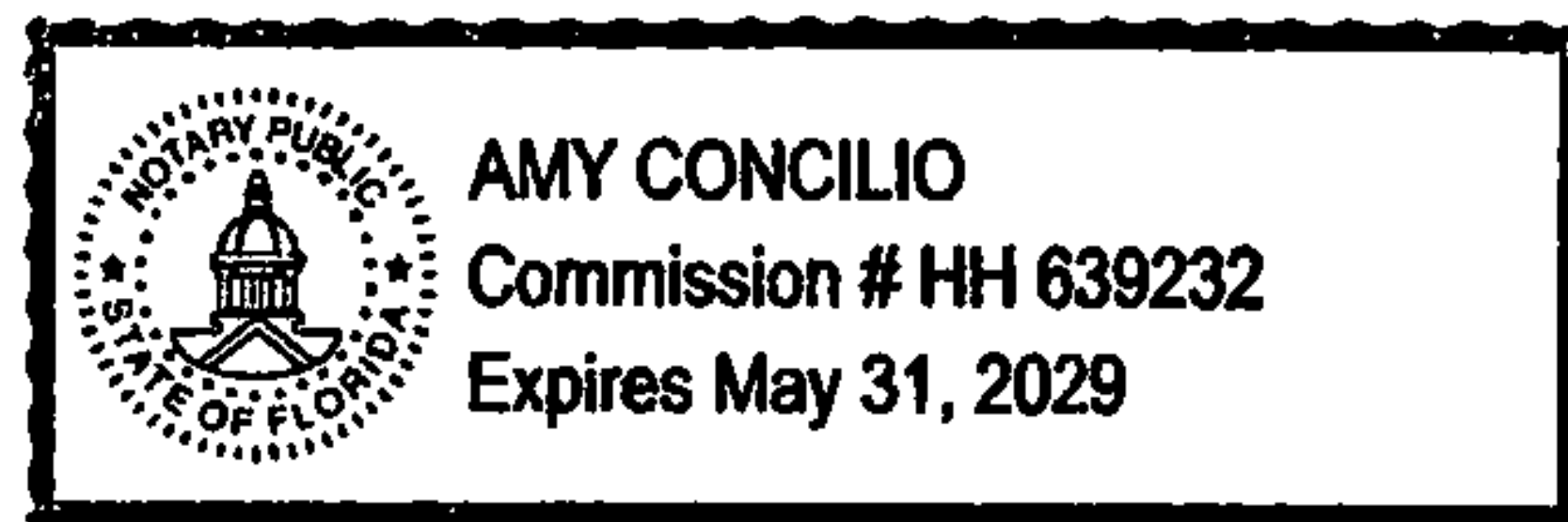
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of Apr. 1 2026 by ADRIENNE K. COMBS, who is personally known to me or who has produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

[Signature]
Signature of Notary Public

[Signature]
Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on _____.