

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044834 2 PG(S)**

4/6/2026 4:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476509

Consideration: \$2,575,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47984-001

Doc Stamp-Deed: \$18,025.00

Property Appraiser's Parcel ID No.: 0238040005

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of April, 2026, by and between **CICO OF FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1356 Bougainvillea Street, Fort Myers, FL 33901** (hereinafter "GRANTOR"), and **1634 BARBER ROAD LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1599 Apex Road, Sarasota, FL 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 39 AND 40, SECTION 2, EASTERN INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGES 31 THROUGH 31D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Krystal Bruce
Printed Name Krystal Bruce
P.O. Address 2105 First St
Fort Myers FL 33901

(2) Cheryl Schweitzer
Printed Name Cheryl Schweitzer
P.O. Address 2105 First St.
Fort Myers, FL 33901

GRANTOR:

CICO OF FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: David Nipper
David Nipper
Its: Authorized Member

By: Betty Nipper
Betty Nipper
Its: Authorized Member

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April 2026, by David Nipper and Betty Nipper, as Authorized Members of CICO of Florida LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Drivers license as identification.

Cynthia M Junkin
Signature of Notary Public

Cynthia M Junkin
Print, Type/Stamp Name of Notary

