

Prepared by  
**Donna Bennington**  
Gulf Breeze Title Of Sarasota, LLC  
7037 S Tamiami Trail Unit C  
Sarasota, FL 34231  
(941) 957-3500

4/7/2026 3:22 PM

**KAREN E. RUSHING**  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3476933

File No.: 22905

Doc Stamp-Deed: \$2,800.00

\$400,000.00

## WARRANTY DEED

This indenture made on April 3, 2026 A.D., by

**Scott Neumann, individually and as Successor Trustee of the Glenda S. Simpson Revocable Living Trust dated July 13, 2017**

whose address is: **3414 Stillwater Lane, Sugar Land, TX 77479**  
hereinafter called the "grantor", to

**Bigger B, LLC, a Florida limited liability company**

whose address is: **312 S Indiana Ave., Englewood, FL 34223**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

**Lot 8, Block C, CALUSA LAKES UNIT 2, according to the Plat thereof recorded in Plat Book 35, Page 34, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0359050018**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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<sup>st</sup> of **2026**.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Scott Neumann, as Successor Trustee of the Glenda S Simpson Revocable Living Trust dated July 13, 2017

[Signature]  
By: Scott Neumann, Successor Trustee

[Signature]  
Scott Neumann

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Print Name: Aliyah Seymour  
Address: 15515 Rio Plaza Dr  
Houston, TX 77083

[Signature]  
Witness Signature  
Print Name: Aja Seymour  
Address: 15515 Rio Plaza  
Houston, TX 77083

State of Texas  
County of Fort Bend

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this April 1, 2026, by Scott Neumann, as Successor Trustee of the Glenda S Simpson Revocable Living Trust dated July 13, 2017 who is personally known to me or who has produced valid TDL as identification.

(Notary Seal)

Notary Public [Signature]

My Commission Expires: 2/12/2028

