

4/16/2026 11:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481137

Prepared by:
Sandy Jones
Florida Hometown Title & Escrow, LLC
11922 Fairway Lakes Drive #3, Fort Myers, FL 33913
File Number: 04-26-1639

Doc Stamp-Deed: \$51.10

Warranty Deed

Made this 14th day of April, 2026 A.D.

By **David R. Laite**,
whose address is: 4 Megan Cir, Clinton, Massachusetts 01510-1349,
hereinafter called the grantor,

to **Sonny Capital Group, LLC a Delaware limited liability company**,
whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062,
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 Seven Thousand Two Hundred Fifty Seven dollars & no cents, (\$7,257.00) 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, viz:

LOT 5, BLOCK 2012, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **1147201205**

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.

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.

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 #1

Deborah Laite

Sign/Print Name Deborah Laite

Address for Witness #1 also required:

4 Megan Cir

Clinton, MA 01510

David R. Laite

(Seal)

David R. Laite

Grantor address required:

4 Megan Cir, Clinton, Massachusetts 01510-1349

Witness #2

Karinda Thomas

Sign/Print Name Karinda Thomas

Address for Witness #2 also required:

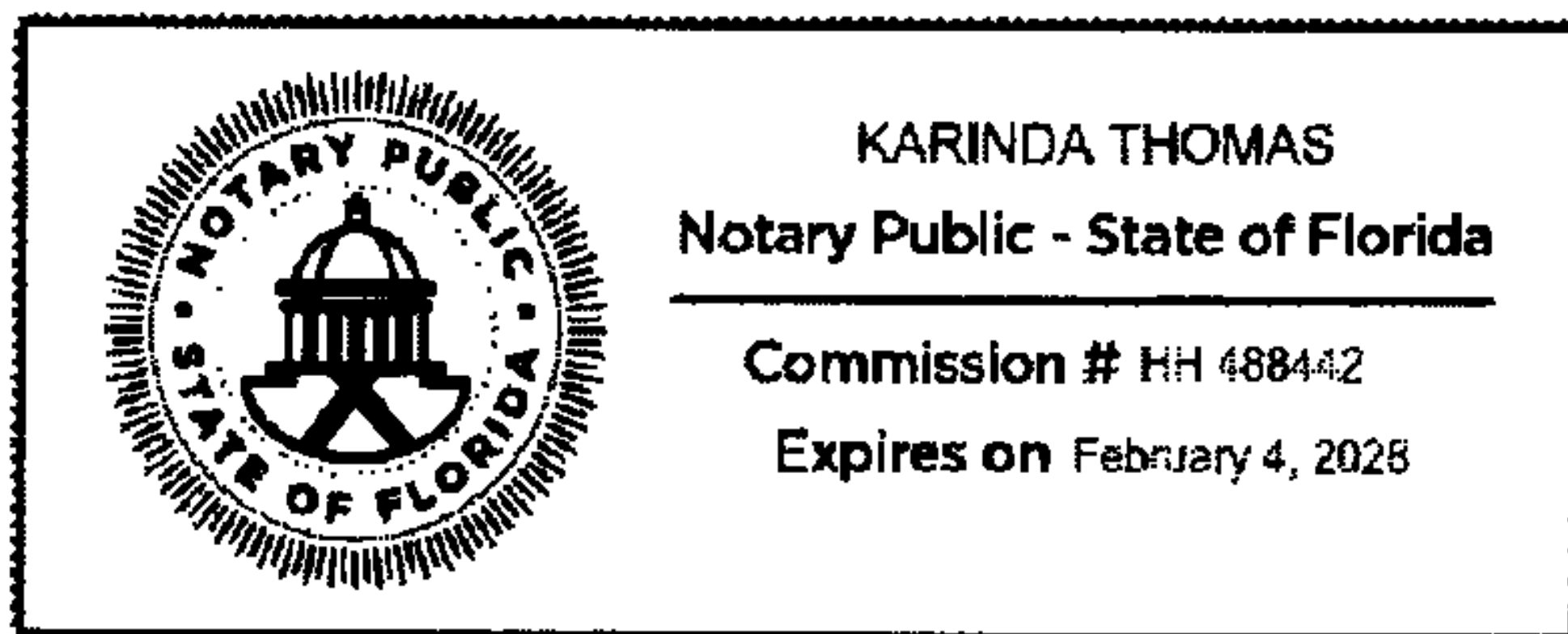
639 Yak Ct

Kissimmee, FL 34759

State of Florida

County of Polk County

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14th day of April, 2026, by David R. Laite, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Karinda Thomas

Notary Public
Print Name: Karinda Thomas

Notarized remotely online using communication technology via Proof.

My Commission Expires: 02/04/2028

(Seal)