

4/17/2026 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482260

Doc Stamp-Deed: \$2,254.00

Prepared by and Recording requested by:

John Wickman

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: WLG-4609.1Z

Consideration: \$322,000.00

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## Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 17, 2026 **SIMPLEX GROUP TD LLC**, a Florida **Limited Liability Company**, (henceforth referred to as “Grantor”) of **431 North Shore Drive, Osprey, FL 34229**, for consideration paid, grant to **Emmanuel Rivera Gonzalez, a married man**, (henceforth referred to as “Grantee”) of **1600 Tile Terrace, North Port, FL 34286**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

LOT 18, BLOCK 429, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 21,  
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**Parcel ID 0987042918**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

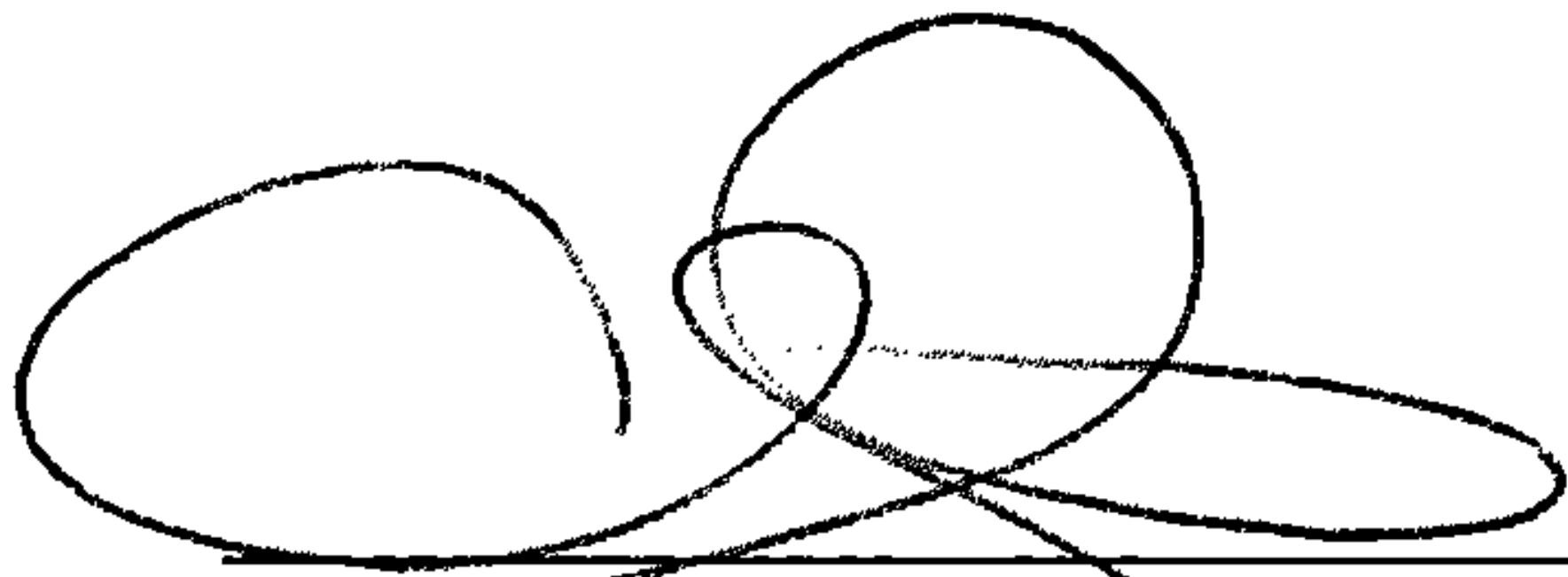
(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 17 day of April, 2026.

SIMPLEX GROUP TD LLC, a Florida Limited Liability Company

By:   
Tyler Dumont, Manager, Member

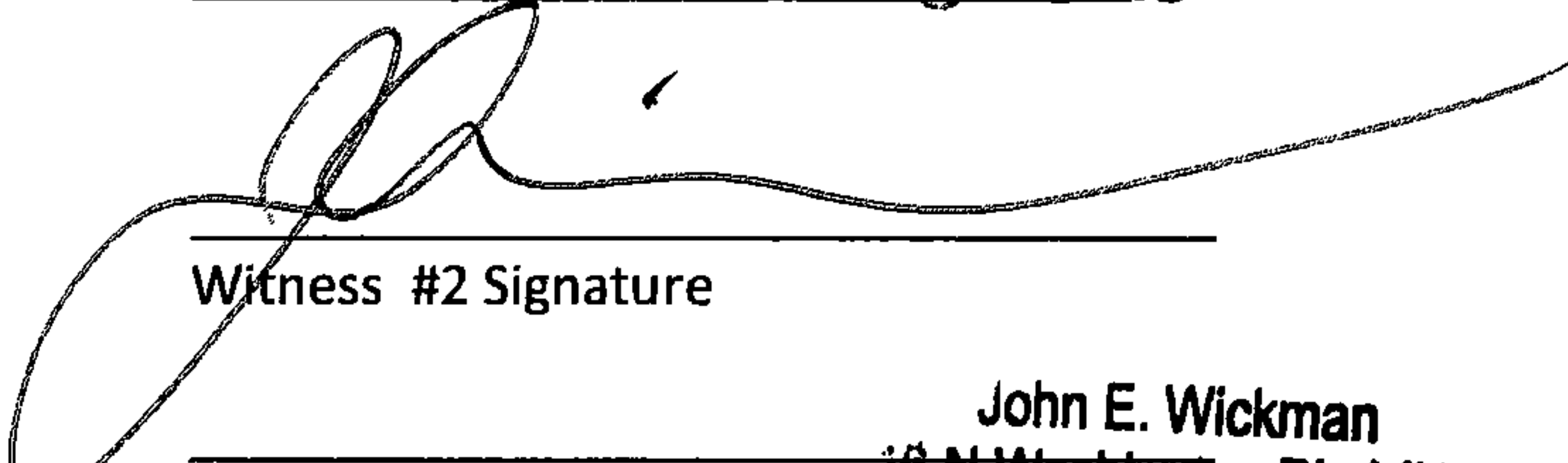
  
\_\_\_\_\_

Witness #1 Signature

Christina Johnson

Witness #1 Printed Name

P.O. Address: 46 N. Washington Blvd #15  
Sarasota FL 34236

  
\_\_\_\_\_

Witness #2 Signature

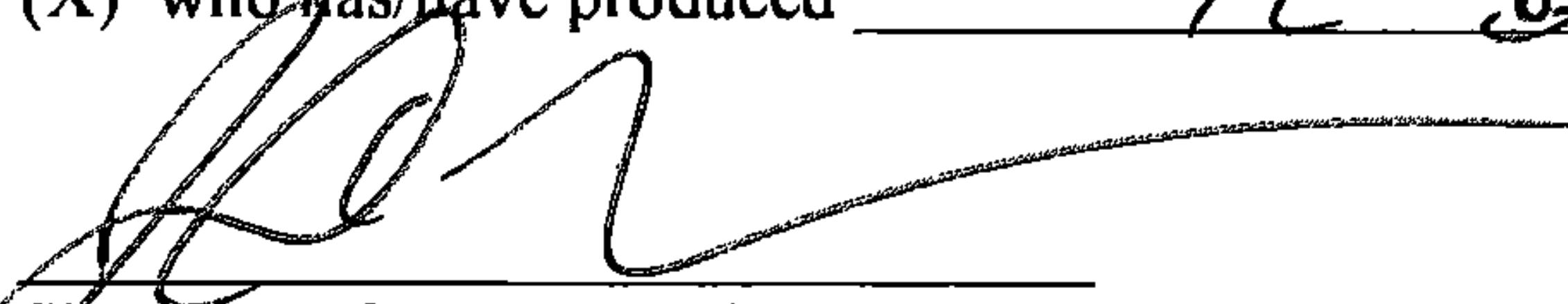
**John E. Wickman**  
**46 N Washington Blvd #15**  
**Sarasota, FL 34236**

Witness #2 Printed Name

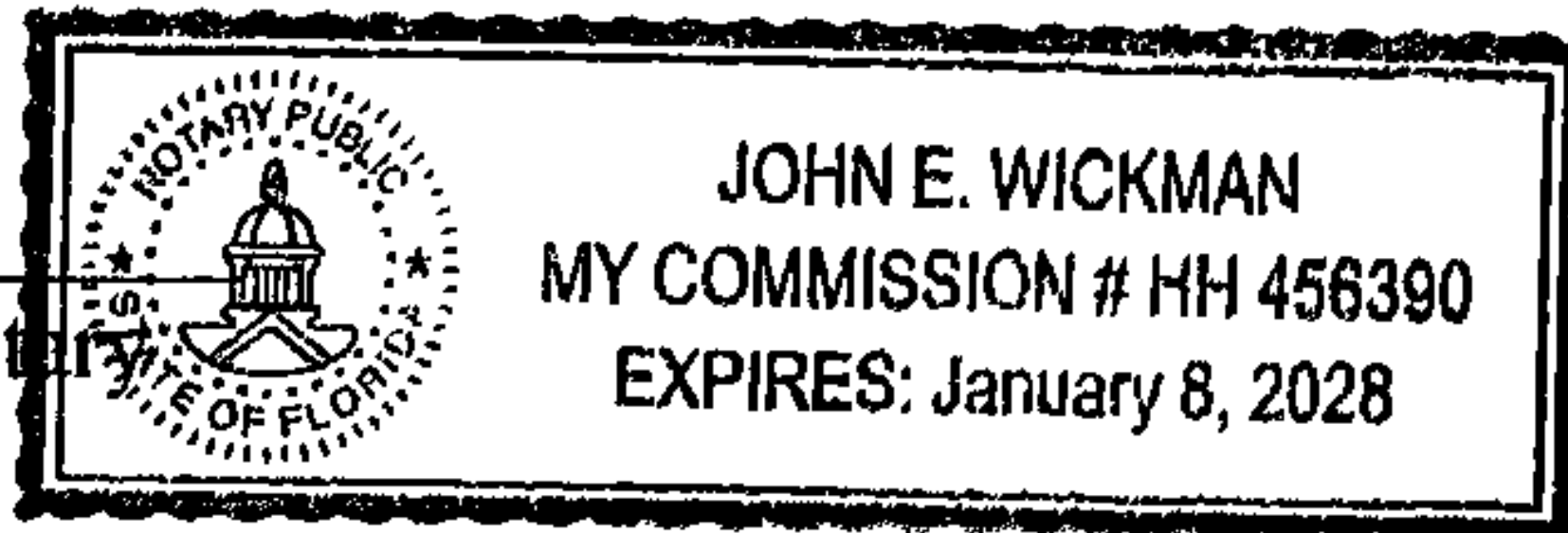
P.O. Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of April, 2026, by Tyler Dumont, Manager, Member of SIMPLEX GROUP TD LLC, a FL Limited Liability Company, on behalf of the company,  who is/are personally known to me or  who has/have produced FL ID as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED