

4/23/2026 11:37 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484577

Doc Stamp-Deed: \$70.00

Prepared by and return to:

Misty M. Clausen  
ELT of Sarasota County  
866 South Tamiami Trail  
Port Charlotte, FL 33953

File No PC-26-62

Parcel Identification No 0954-12-5908

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **23rd day of April, 2026** between **Nancy J. Holland, an unmarried widow**, whose post office address is 540 Riverbend Court, Unit 404, Fairfield, OH 45014, of the County of Butler, Ohio, Grantor, to **Geopixo LLC, a Wyoming Limited Liability Company**, whose post office address is 8122 Severn Drive, D, Boca Raton, FL 33433-8354, of the County of Palm Beach, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 8, Block 1259, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 11, of the Public Records of Sarasota County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Nancy J. Holland by Tommy G. Holland Jr., her attorney in-fact*  
Nancy J. Holland by Tommy G. Holland JR, her Attorney-In-Fact

*Symone Woods*  
WITNESS  
PRINT NAME: Symone Woods

8639 Zooliak Dr.  
CINCINNATI, OH 45231  
WITNESS 1 ADDRESS

*Rachelle Casey*  
WITNESS  
PRINT NAME: Rachelle Casey

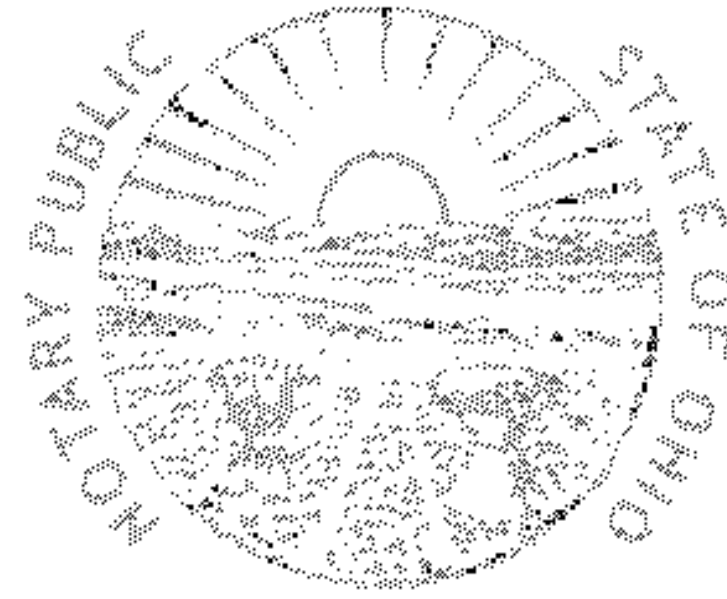
1208 Bellone Dr.  
CINCINNATI, OH 45231  
WITNESS 2 ADDRESS

STATE OF OHIO  
COUNTY OF Butler

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Tommy G. Holland JR, as Attorney-In-Fact for Nancy J. Holland,  who is/are personally known to me or  who has/have produced OH-D as identification.

*Rachelle Casey*  
Signature of Notary Public

Rachelle Casey  
Print, Type/Stamp Name of Notary



ROCHELLE CASEY  
Notary Public  
State of Ohio  
My Comm. Expires  
October 28, 2026