

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055755 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0576-01-0170
Sales Price: \$765,000.00
File No.: 14884-L

**4/27/2026 2:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486108**

Doc Stamp-Deed: \$5,355.00

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of April, 2026 by SAFE IRA HOMES LLC, a Florida Limited Liability Company, whose mailing address is 1219 S. East Ave, Suite 304, Sarasota, FL 34239 (hereinafter referred to as the "Grantor") to Tyler Lee Harris, a single person, whose mailing address is 4570 Hidden River Rd., Sarasota, FL 34240 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Signature]
Witness Name: Michael T. Harkin
Witness Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

SAFE IRA HOMES LLC, a Florida Limited Liability Company

By: [Signature]
Judson T. Villa, Manager

[Signature]
Witness Name: Lisa Darley
Witness Address: _____

By: [Signature]
Anthony Valentino, Manager

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 24 day of April, 2026, by Judson T. Villa and Anthony Valentino, as Managers of SAFE IRA HOMES LLC, a Florida Limited Liability Company, who [] are personally known to me or [X] have produced their Florida driver's license as identification.

[Signature]
Notary Signature
Printed Name: _____
My Commission Expires: _____


 NOTARY PUBLIC
STATE OF FLORIDA
LISA DARLEY
Commission # HH 288020
Expires September 13, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 17, HIDDEN RIVER, according to the plat thereof as recorded in Plat Book 18, Page 41,
Public Records of Sarasota County, Florida.