

4/28/2026 4:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486910

Doc Stamp-Deed: \$2,100.00

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-341  
Parcel ID: 0951148218  
**Consideration: \$300,000.00**

## Warranty Deed

Know All Men By These Presents that, **The 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 **Bryce Dennis, a single man**, (henceforth referred to as "Grantee") of **6316 Bluery Avenue, North Port, FL 34291**, 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 1482, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
according to the Plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of  
Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 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, hereunto set by hands and seals this 28th day of April, 2026

Witness #1 Signature  
[Signature]  
Witness #1 Printed Name

The Simplex Group TD LLC, a Florida Limited Liability Company

By: [Signature]  
Tyler Dumont, Manager

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

Witness #2 Signature  
[Signature]  
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, 2026, by Tyler Dumont, Manager of The 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 [Signature] as identification.

Signature of Notary Public  
[Signature]

Print, Type/Stamp Name of Notary

