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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487110

Prepared by and return to:

Rachel McQuillan

Boss Law, PLLC

10733 57th Avenue North

Seminole, FL 33772

(727) 471-0039

File No.: 26-1324FS

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## WARRANTY DEED

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

This indenture made the 28th day of April, 2026 between Patrick G. Sisson, a single man, whose post office address is 3707 Sharondale Drive, Sarasota, FL 34232, Grantor, to Pinellas Equities LLC, a Texas Limited Liability Company, whose post office address is 5000 Riverside Drive, Building 5 Suite 100W, Irving, TX 75039, 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 County, Florida, to-wit:

**Lot 512, RIDGEWOOD ESTATES 6TH ADDITION SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 4, of the Public Records of Sarasota County, Florida.**

**Commonly Known As: 3707 Sharondale Drive, Sarasota, FL 34232**

**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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.**

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:

Patrick G. Sisson  
Patrick G. Sisson

Jessica McCawley  
WITNESS  
PRINT NAME: Jessica McCawley

40816 11th Ave E.  
Naples City FL 34251  
WITNESS 1 ADDRESS

Angelica Schmidt  
WITNESS  
PRINT NAME: ANGELICA SCHMIDT

4520 MURCIA BLVD.  
SARASOTA FL 34238  
WITNESS 2 ADDRESS

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Patrick G. Sisson,  who is/are personally known to me or  who has/have produced FL DL as identification.

Jessica McCawley  
Signature of Notary Public  
Jessica McCawley  
Print, Type/Stamp Name of Notary

