

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059352 2 PG(S)**

5/4/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489159

Doc Stamp-Deed: \$154.00

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 5704-26SW-FL

Parcel Identification No 1003016909

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **4th day of May, 2026** between **Glen G. C. Rix and Eugenia R. Rix, husband and wife**, whose post office address is **575 Franklin Street Southwest, Hutchinson, MN 55350**, of the County of McLeod, State of Minnesota, Grantors, to **Sinisa Veselinovic, a married man**, whose post office address is **108 Bough Avenue, Clearwater, FL 33760**, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 9, Block 169, Second Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 11, Page(s) 30, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 575 Franklin Street Southwest, Hutchinson, MN 55350.

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

Subject to taxes for 2027 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

April Emme
WITNESS #1 SIGNATURE

April Emme
WITNESS #1 PRINTED NAME

965 Merrill Street #219
WITNESS #1 ADDRESS Hutchinson MN
55350

[Signature]
WITNESS #2 SIGNATURE

Denis F Tilong
WITNESS #2 PRINTED NAME

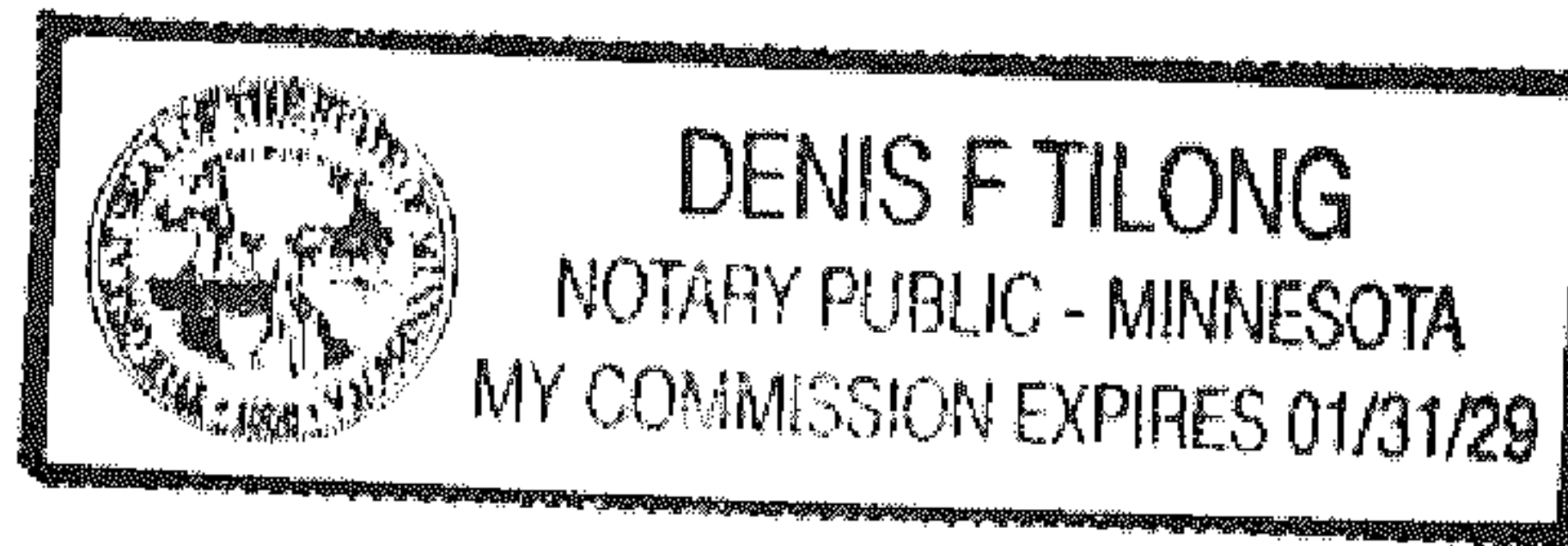
16232, 70th Pl N, Maple Grove, MN 55311
WITNESS #2 ADDRESS

STATE OF MINNESOTA
COUNTY OF McLeod

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 03rd day of May, 2026, by Glen G. C. Rix and Eugenia R Rix, who is/are personally known to me or who has/have produced MA Driver License as identification.

[Signature]
Signature of Notary Public

DENIS F TILONG
Print, Type/Stamp Name of Notary



[Signature]
Glen G. C. Rix

[Signature]
Eugenia R. Rix