

5/5/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489853

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 10709Leafwing

Doc Stamp-Deed: \$3,115.00

Parcel Identification No. 0297010360

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 5th day of May, 2026 between Edward M. Syring, III, a married man whose post office address is 22805 Night Haron Way, Bradenton, FL 34202 of the County of Manatee, State of Florida, grantor*, and David D. Brengel and Priya P. Roy, husband and wife whose post office address is 125 Somersby Way, Farmington, CT 06032 of the County of Hartford, State of Connecticut, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 36, FOREST AT HI HAT RANCH, according to the plat thereof as recorded in Plat Book 46, Page 13, Public Records of Sarasota County, Florida.

Parcel Identification No. 0297010360

Subject to easements, restrictions, and reservations of record; applicable governmental regulations; and taxes for the current year.

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 22805 Night Haron Way, Bradenton, FL 34202.

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.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Phylcia Bozeman

Witness Name: Phylcia Bozeman
Witness Address : 6828 Leire Lane, Chesterfield, VA 23832

Edward M. Syring III

Edward M. Syring, III

Analise Williams

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

State of Texas
County of Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May, 2026 by Edward M. Syring, III, who is personally known or has produced a driver's license as identification.

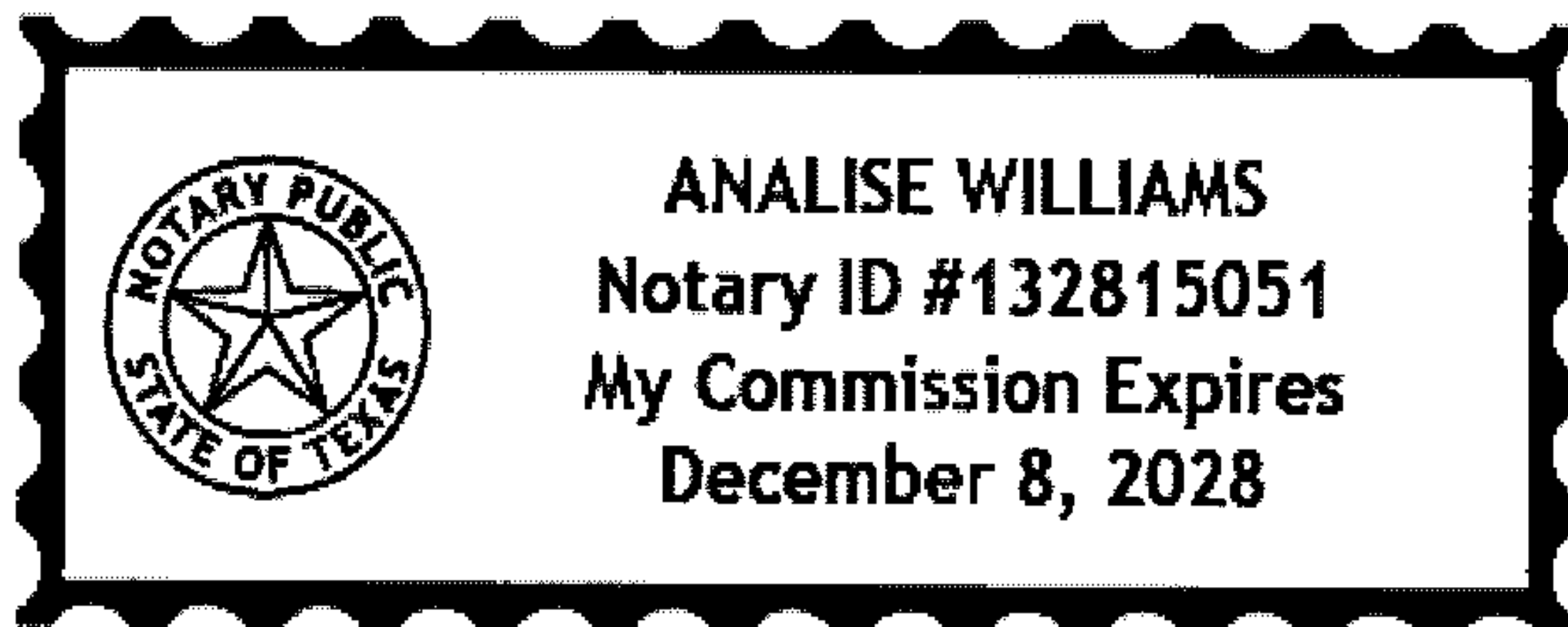
[Notary Seal]

Analise Williams

Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.