

5/5/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490012

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00172

Doc Stamp-Deed: \$1,015.00

_____ [Space Above This Line For Recording Data] _____

Warranty Deed

This Warranty Deed, dated May 04, 2026 by **Hispan, LLC, A Florida Limited Liability Company**, hereinafter called the Grantor, to **Brian Mullet and Rena Mullet, Husband And Wife**, who has a mailing address of 6012 PR 388, Millersburg, OH 44654 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 211, Village Plaza Condominiums, Section One, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 963, Pages 1583 through 1628, inclusive, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 0061122013

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Hispan, LLC, a Florida limited liability company

Louis De Meyer

By: Louis De Meyer, Authorized Signer
After Closing Address:

1244 Rancho Drive
Sarasota, FL 34240

Lonzie Sowell

Witness: (Signature)

Lonzie Sowell

Printed Name

3925 Pughsville Rd

Address

Suffolk, VA 23435

City, State, Zip

Dyani Meggett-Sowell

Witness: (Signature)

Dyani Meggett-Sowell

Printed Name

1410 W 27th St

Address

Norfolk, VA 23508

City, State, Zip

STATE OF: Virginia

COUNTY OF: Norfolk city

05/04/2026

The foregoing instrument was acknowledged on May 04, 2026 by means of () physical presence or (x) online notarization **By: Louis De Meyer, Authorized Signer of Hispan, LLC, a Florida limited liability company**

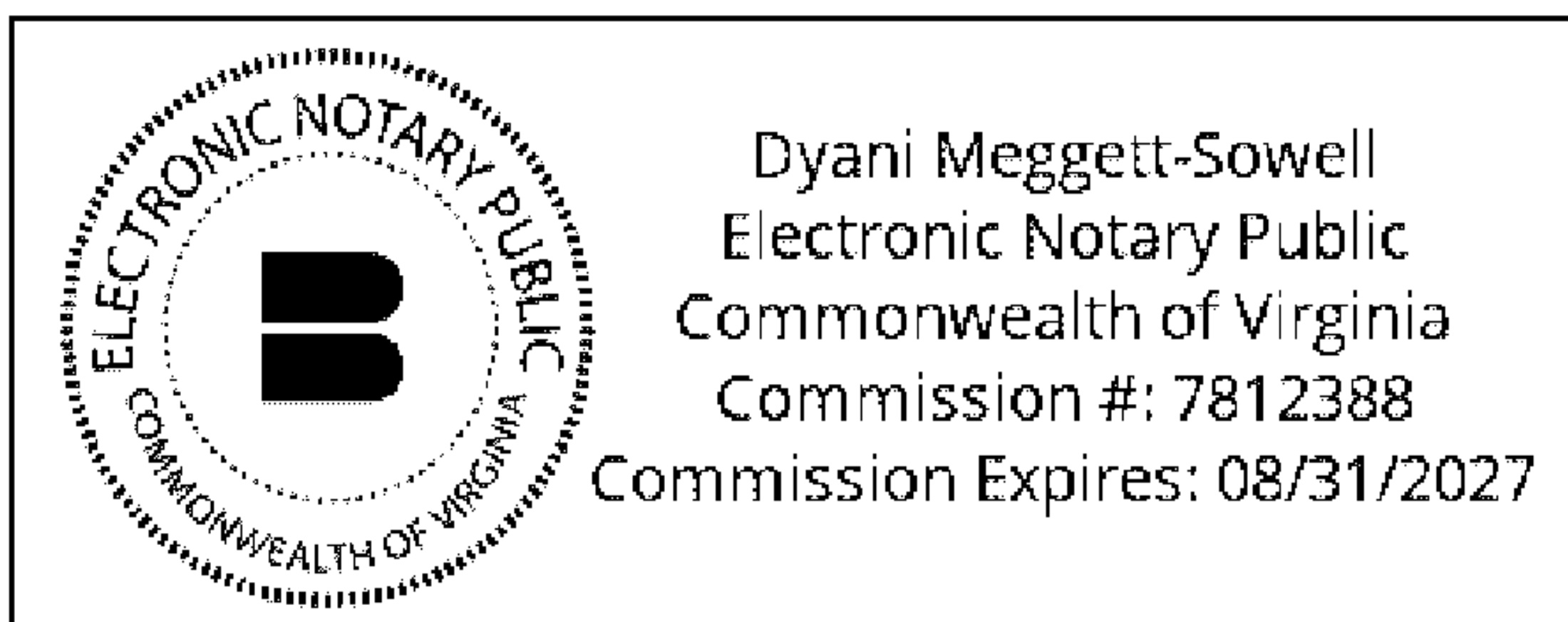
who is () personally known to me; or (X) produced a passport as identification.

Dyani Meggett-Sowell
Notary Public (signature)

Print Name: Dyani Meggett-Sowell

My Commission Expires: 08/31/2027

Notarized online using audio-video communication



HISPAN, LLC

ACTION BY CONSENT OF THE MEMBERS

The undersigned, being the sole Member of **HISPAN, LLC**, a Florida Limited Liability Company (“Company”), hereby consent to, approve, and adopt the following actions:

RESOLUTIONS

1. Authorization to Sell Property

RESOLVED, that LOUIS DE MEYER is authorized to sell the property with the following address, 3560 Hispania Pl, 211, Sarasota, FL 34232,

located in **Sarasota County, Florida**. Property Tax ID # 0061122013

described as: **Legal Description:** UNIT 211 VILLAGE PLAZA SEC 1

Owned by HISPAN, LLC, pursuant to the terms and conditions of that certain “**AS IS**” **Residential Contract for Sale and Purchase** with an effective date of 4/28/2026,

by and between:

- **Seller:** HISPAN LLC
- **Buyer(s):** Brian Mullet and Rena Mullet

Together with any addendums thereto, for an approved sale price of **\$ 145000**

2. Authorization to Execute Documents

RESOLVED, that LOUIS DE MEYER is directed and authorized to execute, on behalf of **HISPAN, LLC**, all documents necessary to consummate the sale of the above-referenced property.

