

5/7/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491137

Doc Stamp-Deed: \$33,250.00

Prepared by and return to:

Brittany Pugh

Rocket Close, LLC

600 North Westshore Boulevard

701

Tampa, FL 33609

(813) 279-6509

File No FL-104630

Parcel Identification No 0002-04-3001

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WARRANTY DEED

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

This indenture made the 6th day of May, 2026 between Donna C. Witt, A single woman, Individually and as Trustee of Donna C Witt Revocable Trust Amended and Restated Revocable Trust Agreement dated December 18, 2005, whose post office address is 4651 Gulf of Mexico Drive, Unit #402, Longboat Key, FL 34228, of the County of , State of Florida, Grantor, to Jeffrey Scott Sims and Kimberly Laverne Sims, husband and wife, whose post office address is 13 Saint Andrews Drive, North Bend, OH 45052, of the County of Hamilton, State of Ohio, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit N 101 of LA FIRENZA, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Instrument Number 2007108130, as amended from time to time, in the Public Records of Sarasota County, Florida.

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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Donna C Witt Revocable Trust Amended and Restated Revocable Trust Agreement dated December 18, 2005

By: Donna C Witt
Donna C. Witt, Individually and as Trustee

Victoria Burton
WITNESS
PRINT NAME: Victoria Burton

CB Brill
WITNESS
PRINT NAME: Cascia Brill

8109 E. 93rd St. #1601
Tulsa OK 74133
WITNESS 1 ADDRESS

14207 S. Hickory Pl Glenpool OK
74033
WITNESS 2 ADDRESS

STATE OF Oklahoma
COUNTY OF TULSA

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6TH day of MAY, 2026, by Donna C. Witt, Individually and as Trustee of Donna C Witt Revocable Trust Amended and Restated Revocable Trust Agreement dated December 18, 2005.
(Seal)

[Signature]
Signature of Notary Public

SADE BANKS
Print, Type or Stamp Name of Notary

SADE BANKS
Notary Public, State of Oklahoma
Commission # 21003496
My Commission Expires 03/14/2029

Personally Known:
OR Produced Identification:
Type of Identification Produced: DRIVERS license