

5/7/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491283

Doc Stamp-Deed: \$1,470.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-392
Parcel ID: 0433010009
Consideration: \$210,000.00

Warranty Deed

Know All Men By These Presents that, **Richard L. Rogers, a single man, and Linda Ryna McLaughlin, a single woman**, (henceforth referred to as "Grantor") of **1195 Ocelot Road, Venice, FL 34293**, for consideration paid, grant to **The Simplex Group TD LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **431 North Shore Drive, Osprey, FL 34229**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 919, Venice Gardens Unit 21, according to plat thereof as recorded in Plat Book 10, Page 92, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 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.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 8th day of May, 2026

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

[Signature]
Richard L. Rogers
Linda Ryna McLaughlin
Linda Ryna McLaughlin

P.O. Address: 2477
Stickney Pt. Rd Unit 200A
Sarasota, FL 34231

[Signature]
Witness #2 Signature
Faith Burton
Witness #2 Printed Name

P.O. Address: 2477 Stickney Pt. Rd.
Unit 200A, Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2026, by Richard L Rogers and Linda Ryna McLaughlin, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public
Reid McCullough
Print, Type/Stamp Name of Notary

