

Prepared by:
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11922 Fairway Lakes Dr., Suite 3,
Fort Myers, Florida 33913
File Number: 04-26-1650

5/14/2026 11:25 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494070

Doc Stamp-Deed: \$38.50

Warranty Deed

Made this 12th day of May, 2026 A.D.

By **Advantage Property Resources, LLC, a New York limited liability company,**

whose address is: 60 Aberdeen Road, Smithtown, New York 11787,
hereinafter called the grantor,

to **Sonny Capital Group LLC, a Delaware corporation,**

whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062,
hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Five Thousand Five Hundred dollars & no cents, (\$5,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 3, Block 2052, 44TH ADDITION TO PORT CHARLOTTE, according to plat thereof as recorded in Plat Book 19, Pages 33, 33A through 33W, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1148205203**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor 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 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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Betty J Fulton
Sign/Print Name Betty J Fulton

Address for Witness #1 also required:
6477 Racquet Club Drive
Fort Lauderdale, FL 33319

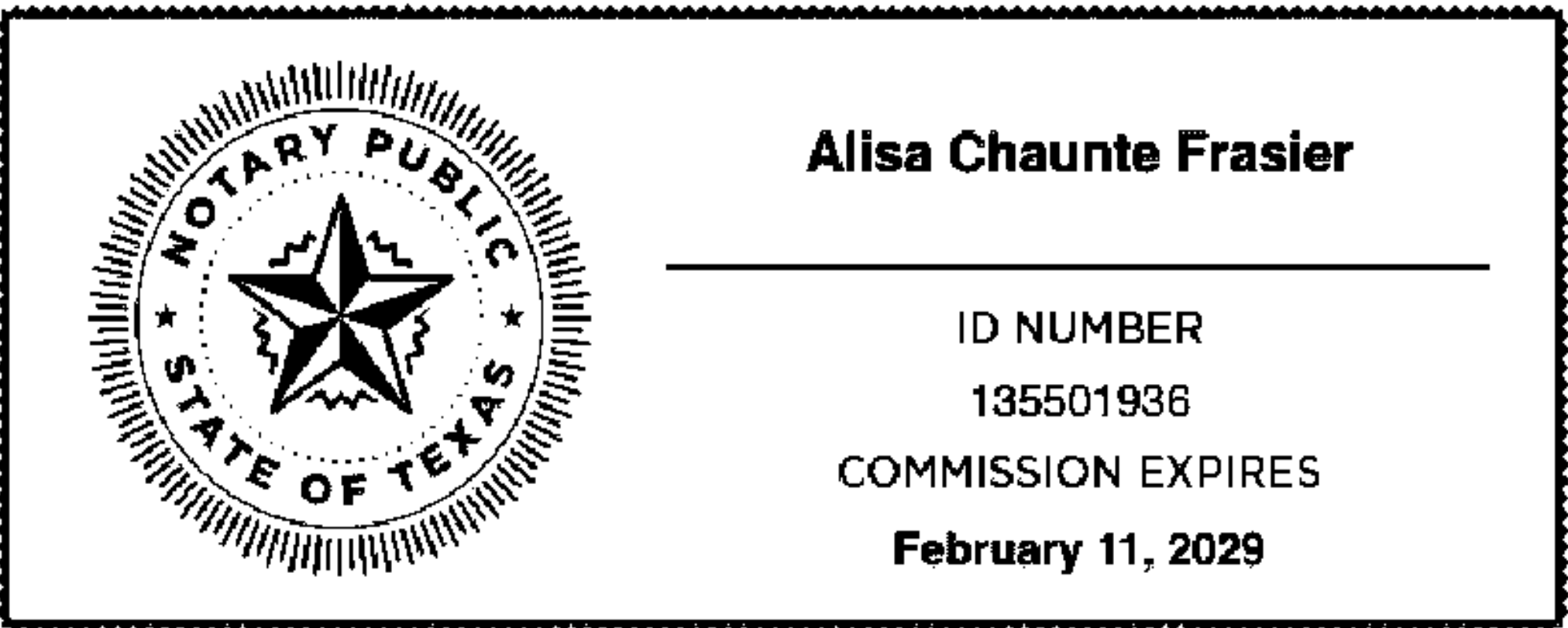
Witness #2

Alisa Chaunte Frasier
Sign/Print Name Alisa Chaunte Frasier

Address for Witness #2 also required:
8013 Dominik Dr.
Temple, Tx 76502

State of Texas County of Bell

The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 12th day of May, 2026, by Karen S. Morgan, Managing Member for **Advantage Property Resources, LLC, a New York limited liability company** who is/are personally known to me or who has produced DRIVER LICENSE as identification.



(Seal)

Alisa Chaunte Frasier
Notary Public
Print Name: Alisa Chaunte Frasier
My Commission
Expires: _____

Electronically signed and notarized online using the Proof platform.