

5/14/2026 11:25 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494071

THIS INSTRUMENT PREPARED FOR AND RETURN TO:
Kevin A. Parris and Tishana Sweatnham-Parris
12431 Lake Denise Blvd
Clermont, FL 34711

Property Appraisers Parcel Identification (Folio) Numbers: 1148-20-5630 Doc Stamp-Deed: \$50.40

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 12th day of May, 2026, RTRO Land Inc., A Nevada Corporation whose post office address is 63 Via Pico Plz #544 San Clemente, CA 92672 herein called the Grantor, to Kevin A. Parris and Tishana Sweatnham-Parris, husband and wife, as tenants, whose post office address is 12431 Lake Denise Blvd Clermont, FL 34711 hereinafter called the Grantee:(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations)

WITNESSETH: That the grantor for and in consideration of the sum of Seven Thousand One Hundred Twenty Five & 00/100 (\$7,125.00) Dollars 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 Marion County, State of Florida, viz.:

LOT 30, BLOCK 2056, 44TH ADDITION TO PORT CHARLOTTE Parcel ID: 1148-20-5630

Sarasota County, Florida
Parcel No. 1148-20-5630

Subject to easements, restrictions, and reservations of record and to taxes for the year 2026 and thereafter.

NON-HOMESTEAD, Grantor covenants that the above described property is vacant land and unimproved and is not adjacent to or contiguous to any homestead property owned by him.

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 said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful claims of all persons whomsoever: and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2024

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year above written.

Signed, Sealed and delivered in the presence of:

RTRO Land Inc.

Witness: Victoria Mahoney
Address: 1207 Via Catalina CA 92672

Robert Tropp, President

Witness: Jason Pestritto
Address: 26 Antibes L.N. CA. 92677

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 05/13/2026 before me, Amy Pestritto Notary Public, personally appeared Robert Tropp, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal

Signature Amy Pestritto
AMY PESTRITTO
Notary Public - California
Orange County
Commission # 2466533
My Comm. Expires Oct 14, 2027