

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065217 2 PG(S)**

Prepared by and Return to:  
Roknich Law Firm, PA  
Nick Roknich, III  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
Our File Number: 230516  
Consideration: \$326,000.00

5/14/2026 1:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3494214

**Doc Stamp-Deed: \$2,282.00**

For official use by Clerk's office only

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)  
)  
**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this May 13<sup>th</sup>, 2026, between **The Simplex Group TD, LLC**, a Florida limited liability company, whose mailing address is: **8 Sorrento Drive, Suite 7, Osprey, Florida 34229**, party of the first part, and **Justin Nevins and Hannah Nevins, husband and wife**, whose mailing address is: **2158 Ribbon Terrace, North Port, Florida 34286**, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

**Lot 9, Block 153, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
according to the plat thereof, as recorded in Plat Book 12, Page 20, of the Public Records of  
Sarasota County, Florida.**

Parcel ID#0987015309

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 13, 2026.

Signed, sealed and delivered in the presence of:

Dina Davis

Witness #1 signature

Dina Davis

Print Witness #1 name

Post Office Address:

405 Commercial Court, Unit D, Venice, Florida 34292

Catherine E. Bruce

Witness #2 signature

Catherine E. Bruce

Print Witness #2 name

Post Office Address:

405 Commercial Court, Unit D, Venice, Florida 34292

The Simplex Group TD, LLC,  
a Florida limited liability company

By: Tyler Dumont  
Tyler Dumont, Manager

(Corporate Seal)

State of Florida  
County of Sarasota

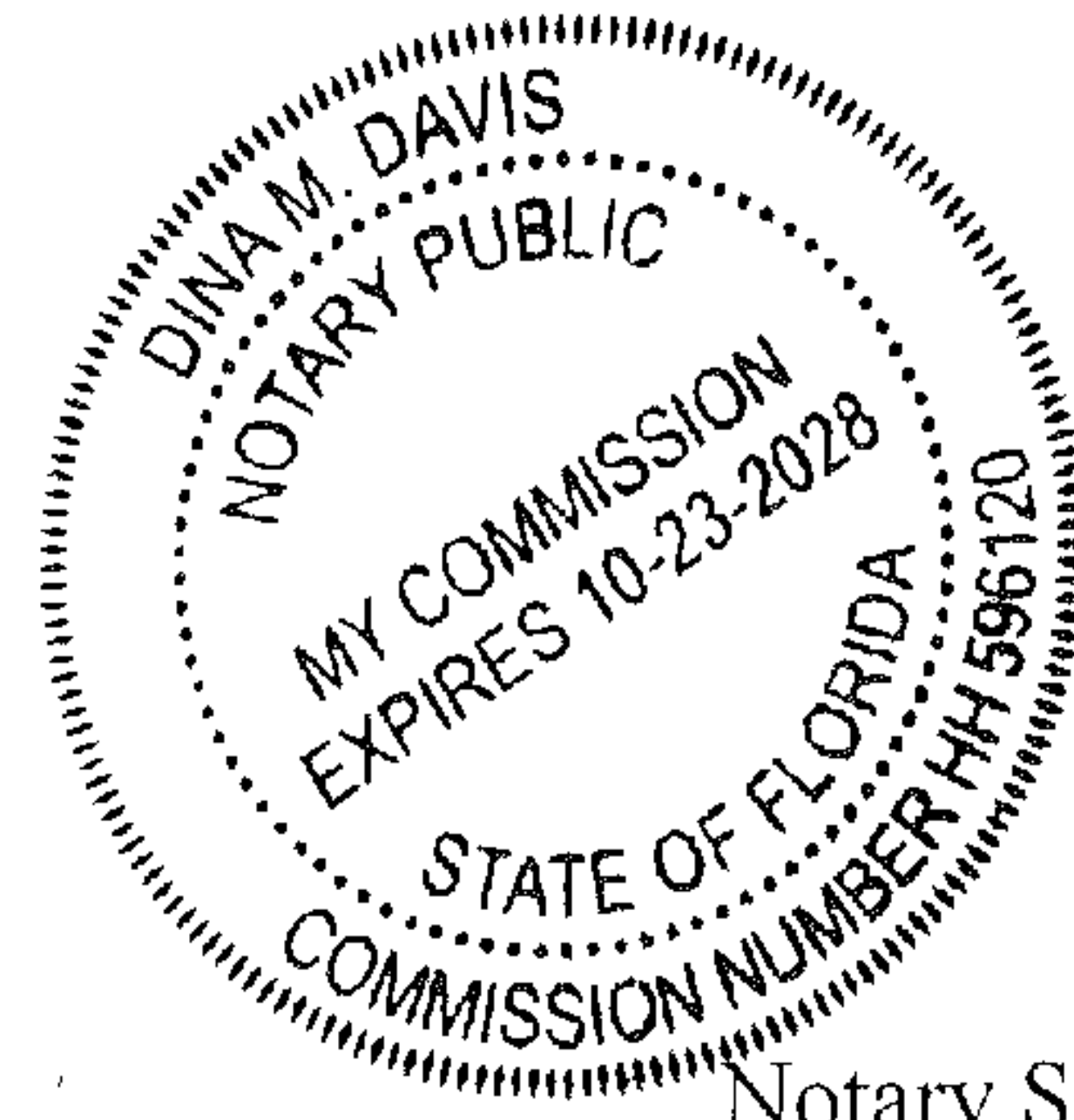
THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of May, 2026 by Tyler Dumont, in his capacity as Manager of The Simplex Group TD, LLC, a Florida limited liability company, who is personally known to me or who produced D/L as identification.

Dina Davis

Notary Public

Print Notary Name

My Commission Expires: \_\_\_\_\_



Notary Seal