

This Instrument Prepared by:
Susan Wunderlich
TEAM TITLE INSURANCE AGENCY INC
5237 Summerlin Commons Boulevard #113
Fort Myers, FL 33907

After Recording Return to:
The Flip Side LLC
PO Box 7310
St Petersburg, FL 33734
File No.: 2026-04-6652

Parcel Identification Number:
0452-07-0053

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066703 2 PG(S)**

5/18/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495439

Doc Stamp-Deed: \$1,155.00

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **14th day of May, 2026** between **Octavia Gomes and Mary Gomes, Natural Guardian of Brenda Gomes, a minor**, whose mailing address is **2620 Woodgate Lane, Sarasota, FL 34231** ("**Grantor**") to, **The Flip Side LLC, a Florida Limited Liability Company** whose mailing address is **PO Box 7310, St Petersburg, FL 33734** ("**Grantee**").

****Said property is NOT the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.****

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota** County, Florida and fully described as follows:

Property Address:
3671 Pine Road, Venice, FL 34293

Lots 9378 and 9379, South Venice, Unit 34, according to the Plat thereof, recorded in Plat Book 6, Page(s) 90, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Dineshwar Lall

Print Name: Dineshwar Lall
Address: 22434 Peachland Blvd
Port Charlotte FL 33954

Rabina Lall

Print Name: Rabina Lall
Address: 22434 Peachland Blvd
Port Charlotte FL 33954

GRANTOR:

Octavia Gomes

Octavia Gomes

Mary Gomes natural guardian of Brenda Gomes a minor

Mary Gomes natural guardian of Brenda Gomes, a minor

STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2026, by Octavia Gomes and Mary Gomes, natural guardian of Brenda Gomes, a minor who is/are personally known to me or who has/have produced drivers license as identification.

Dineshwar Lall

Signature of Notary Public

Dineshwar Lall

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

