

consideration: 90000

Prepared by:
Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

File Number: 26-0151

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067527 2 PG(S)**

5/19/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496108

Doc Stamp-Deed: \$630.00

General Warranty Deed

Made this May 19, 2026 A.D. By **Keith B. Belton and Geanne Belton, husband and wife**, whose address is: 7 Fairview Ave, Lenox, Massachusetts 01240, hereinafter called the grantor, to **NB Options, LLC**, a Florida limited liability company, whose address is: 6166 Palomino Circle, Bradenton, Florida 34201, 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 Ten Dollars, (\$10.00) 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:

Unit 216, Building 2, of SANDPIPER APARTMENTS, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1014, Page 1484, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel ID Number: **0406-16-2035**

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, 2024.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

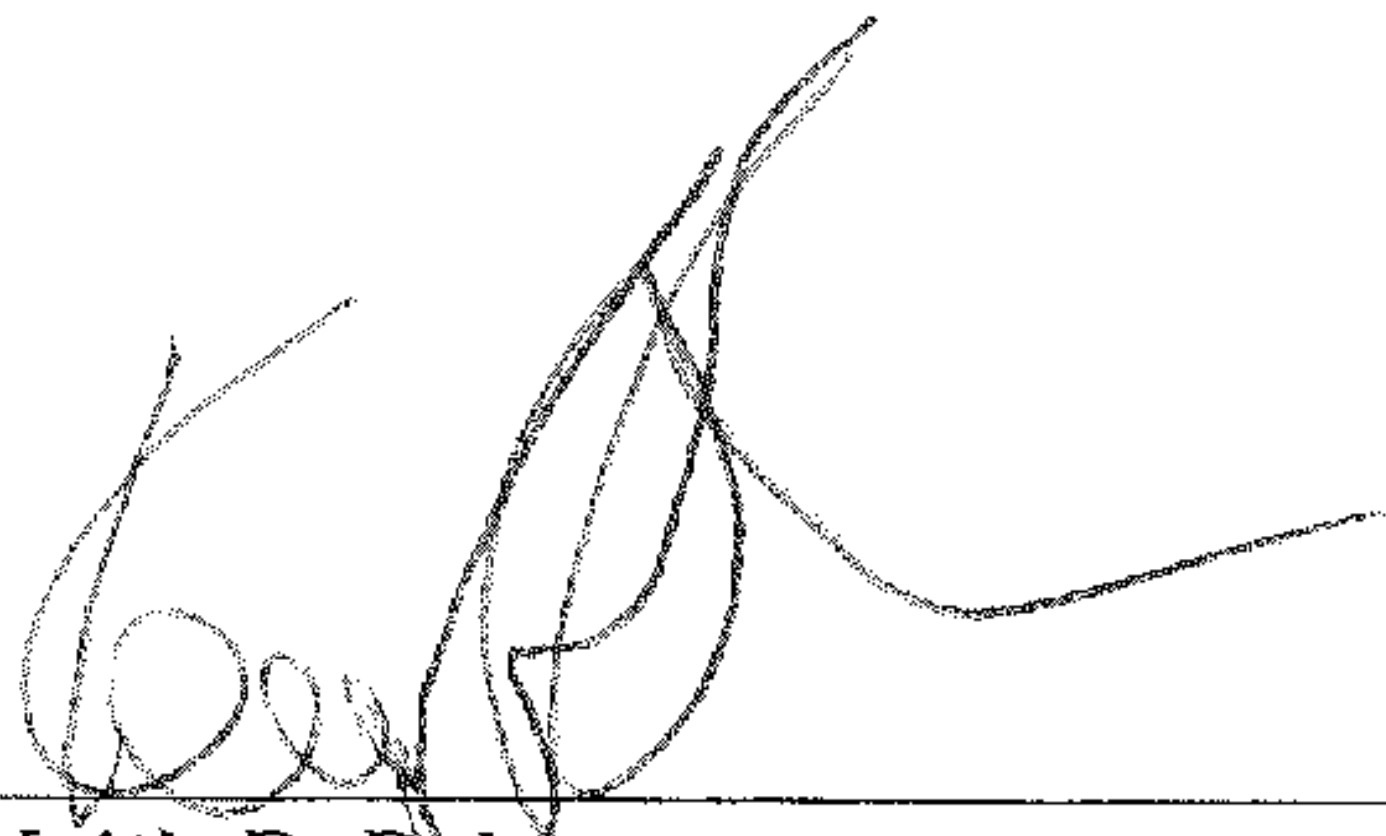
Signed, sealed and delivered in our presence:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



First Witness Signature
Witness Printed Name Mike Bryan

Address: 2918 Wickham Ave, Bronx, NY 10469

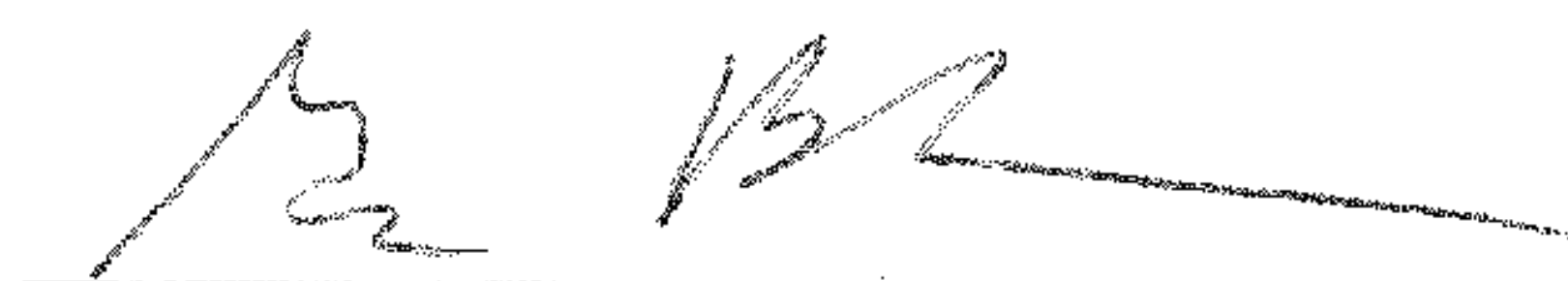


Keith B. Belton (Seal)
Address: 7 Fairview Ave, Lenox, Massachusetts 01240



Second Witness Signature
Witness Printed Name Dianyu Bryan

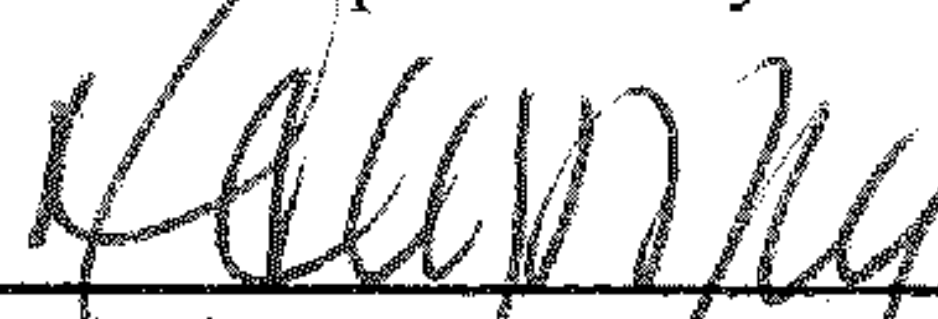
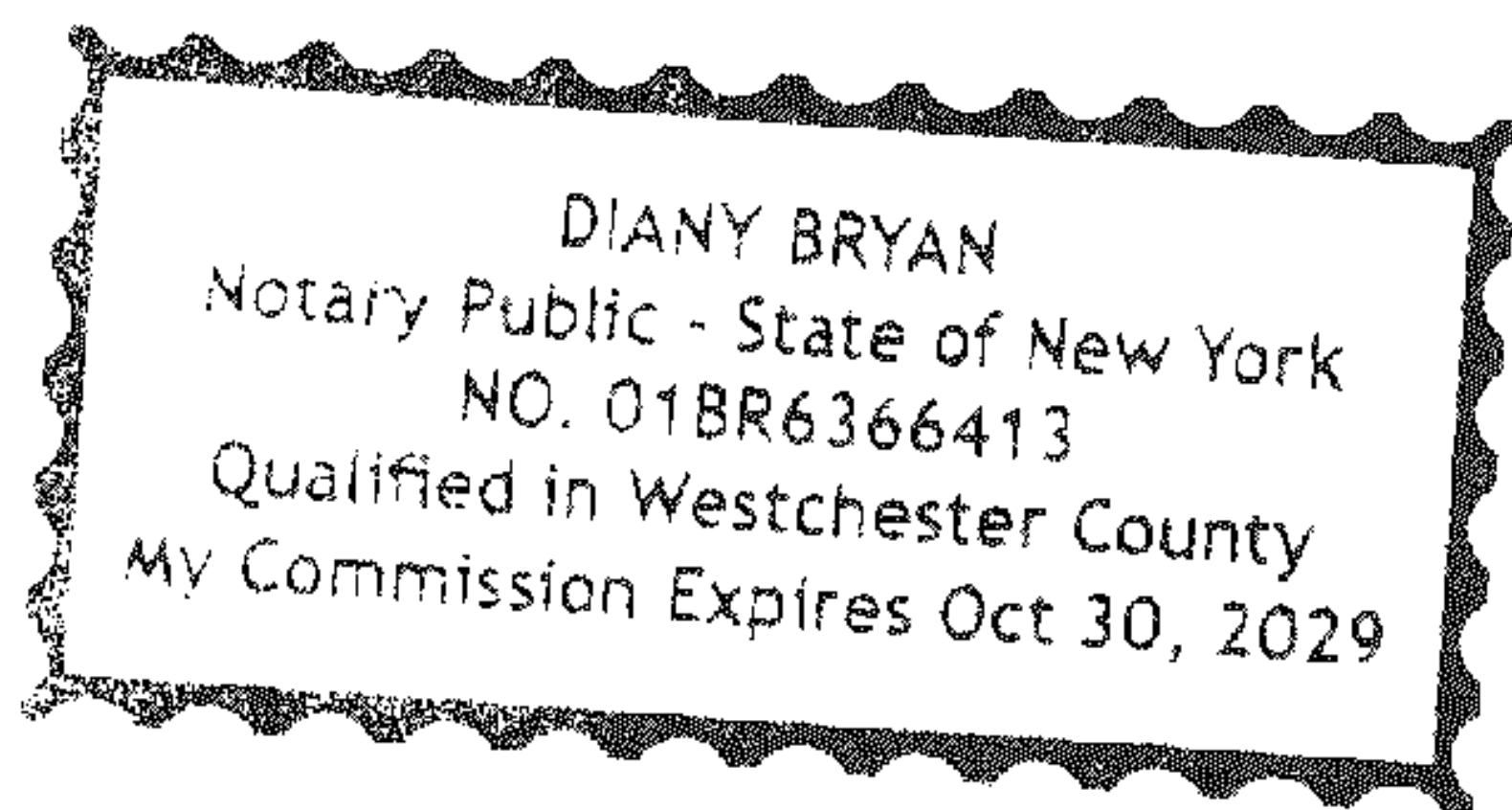
Address: 18 Whitewood Rd.
White Plains NY 10603



Geanne Belton (Seal)
Address: 7 Fairview Ave, Lenox, Massachusetts 01240

State of New York
County of Westchester

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2026, by Keith B. Belton and Geanne Belton, husband and wife, who is/are personally known to me or who has produced drivers license as identification.



Notary Public Signature
Print Name: Dianyu Bryan

My Commission Expires: 10/30/29

(SEAL)