

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068651 2 PG(S)**

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-422
Parcel ID: 0426140026
Consideration: \$480,000.00

5/21/2026 9:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497038
Doc Stamp-Deed: \$3,360.00

Warranty Deed

Know All Men By These Presents that, **Geraldine Marie Vest, a single woman, individually and as Trustee of The Geraldine Marie Vest Trust dated July 12, 2006**, (henceforth referred to as "Grantor") of **19985 Market Way, Unit 418, Venice, FL 34293**, for consideration paid, grant to **The Simplex Group TD LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **431 North Shore Drive, Osprey, FL 34229**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 251, of PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 4, according to the Plat thereof, as recorded in Plat Book 40, Page 16, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 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, hereunto set by hands and seals this 20th day of May, 2026

WARRANTY DEED

Collin A. Painter
Witness #1 Signature

Collin A. Painter
Witness #1 Printed Name

The Geraldine Marie Vest Trust dated July 12, 2006

By: Geraldine Marie Vest
Geraldine Marie Vest, Individually and as
Trustee

P.O. Address: 625 Tamiami Trail N STE E
Nokomis FL 34215

Beth McKinnon
Witness #2 Signature

Beth McKinnon
Witness #2 Printed Name

P.O. Address: 409 Baycrest Dr
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 19th day of May, 2026, by Geraldine Marie Vest, Individually and as Trustee of The Geraldine
Marie Vest Trust dated July 12, 2006, who is/are personally known to me or who has/have produced
FL Drivers License as identification.

Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary

