

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069929 2 PG(S)**

5/22/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498125

Prepared By and Return To:

LandSel Title Agency, Inc.
3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914

Doc Stamp-Deed: \$385.00

Order No.: SF-16431

Property Appraiser's Parcel I.D. (folio) Number:
0504080028

WARRANTY DEED

THIS WARRANTY DEED dated the 22nd day of May, 2026, by 4DIAMONDS LLC, A FLORIDA LIMITED LIABILITY COMPANY, existing under the laws of Florida, and having its principal place of business at 1104 SADDLEBACK WAY, Bel Air, MD 21014 (the "Grantor"), to 7R & T, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 4 TRUMPET COURT, Nottingham, MD 21236 (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 the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 117, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD, being a subdivision of a part of Government Lot 2, Section 36, Township 40 South, Range 19 East, and as per Plat thereof recorded in Plat Book 1, Page 59, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, 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: 12/31/2025.

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

Signed, sealed and delivered in presence of:

Matthew Parker
Witness Signature

Matthew Parker
Printed Name of First Witness

3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914
Address of First Witness

Lauren Frigo
Witness Signature

Lauren Frigo
Printed Name of Second Witness

3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914
Address of Second Witness

4DIAMONDS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: MINH LUONG
MINH LUONG
MANAGING MEMBER

Grantor Address:
1104 SADDLEBACK WAY
Bel Air, MD 21014

STATE OF NEW YORK

COUNTY OF SUFFOLK

The foregoing instrument was executed and acknowledged before me by means of _____ Physical Presence or Online Notarization this 22ND day of May, 2026 by MINH LUONG, who is personally known to me or who has produced DRIVER'S LICENSE (type of identification) as identification.

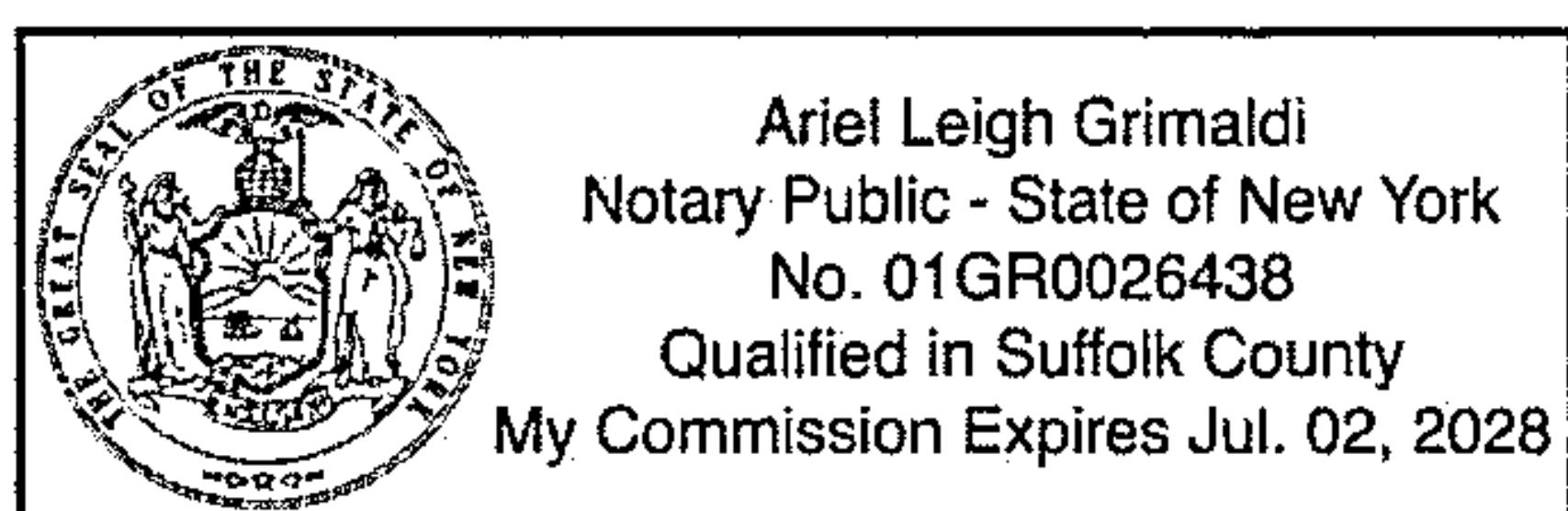
Ariel Leigh Grimaldi

Notary Public

Printed Name: Ariel Leigh Grimaldi

Commission # 01GR0026438

My Commission Expires: 07/02/2028



This electronic notarial act involved a remote online appearance involving the use of communication technology.