

5/27/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499279

Doc Stamp-Deed: \$1,512.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-413
Parcel ID: 0957070834
Consideration: \$216,000.00

Warranty Deed

Know All Men By These Presents that, **Michael O. Thornburg, a single man**, (henceforth referred to as "Grantor") of , 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 34, Block 708, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Pages 16, 16A through 16L, 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.

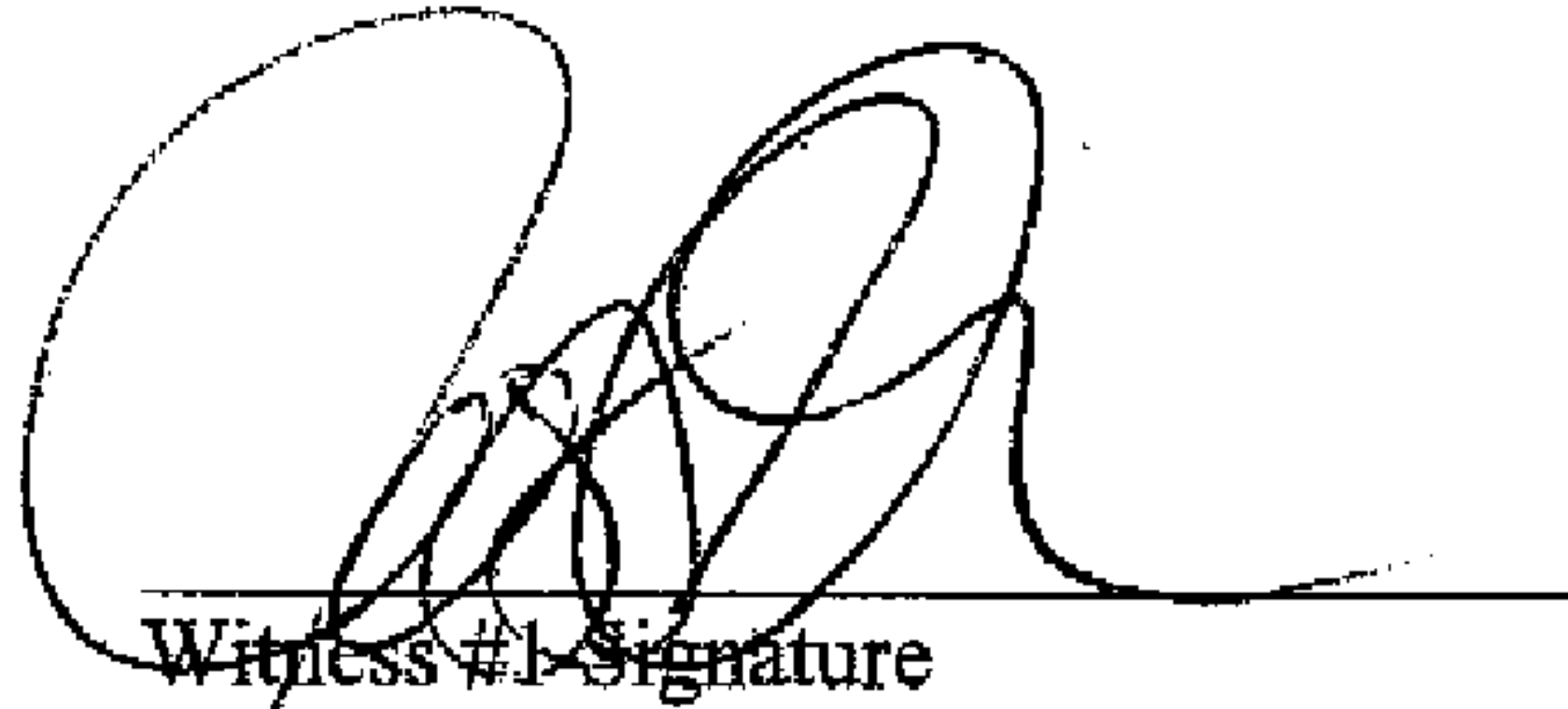
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

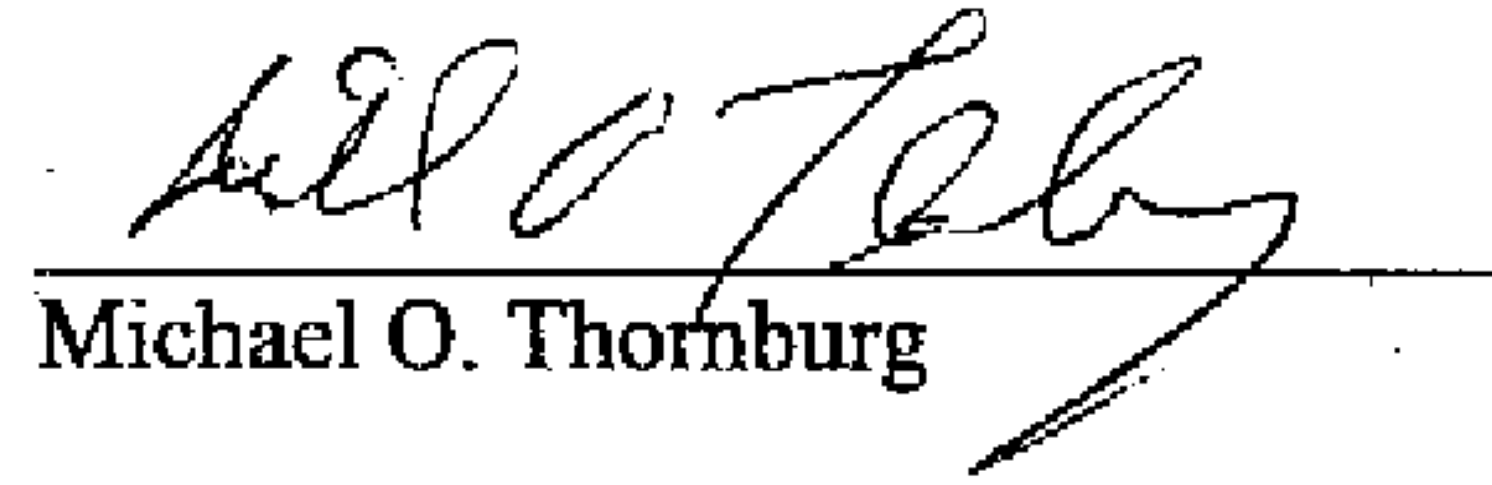
In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 22nd day of May, 2026

WARRANTY DEED



Witness #1 Signature

Jessica Dull
Witness #1 Printed Name


Michael O. Thornburg

P.O. Address: 4456 Tamiami Trl 2A
Punta Gorda FL 33980



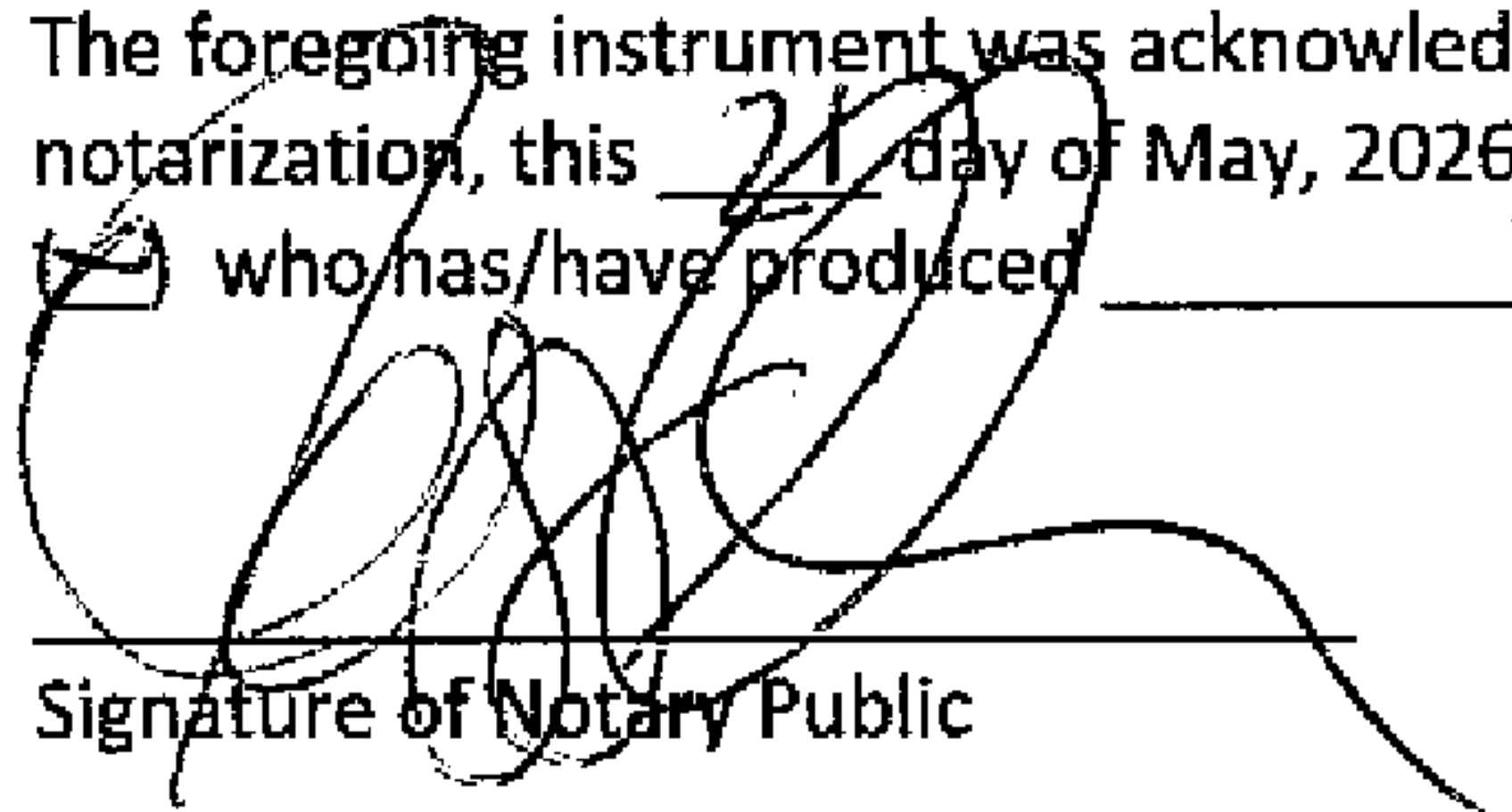
Witness #2 Signature

Tiffany Olsen
Witness #2 Printed Name

P.O. Address: 4456 Tamiami Trl 2A
Punta Gorda, FL 33980

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of May, 2026, by Michael O. Thornburg, who is/are personally known to me or who has/have produced FDI as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

