

5/28/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500194

Doc Stamp-Deed: \$2,793.00

Prepared by and return to:

Kelly Causey, Esq.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA

8470 Enterprise Circle, 201

Lakewood Ranch, FL 34202

Consideration: \$399,000.00

File No 82508-145050

Parcel Identification No 0088020050

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 28th day of May, 2026 between Buy In Capital LLC, a Florida Limited Liability Company, whose post office address is 800 SE 4th Avenue, Suite 811, Hallandale, FL 33009, Grantor, to Adrian Vicent Lerro Fernandez and Leidiana Dominguez Armas, Husband and Wife, whose post office address is 3234 Restful Lane, Sarasota, FL 34231, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 33 and 34, RESTFUL PINES, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 122, of the Public Records of Sarasota County, Florida.

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Buy In Capital LLC, a Florida Limited Liability Company

By: [Signature]  
Paul Garzon, Manager

[Signature]  
WITNESS  
PRINT NAME: Tyler Gold

[Signature]  
WITNESS  
PRINT NAME: Jill Gold

20801 Biscayne Blvd. #403  
Aventura, FL 33180  
WITNESS 1 ADDRESS

20801 Biscayne Blvd. #403  
Aventura, FL 33180  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 24<sup>th</sup> day of April, 2026, by Paul Garzon, Manager on behalf of Buy In Capital LLC, a FL Limited Liability Company, on behalf of the company, (✓) who is/are personally known to me or ( ) who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public  
Tyler Gold  
Print, Type/Stamp Name of Notary

