

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073754 2 PG(S)

Prepared by and return to:

Brooklyn Bello
Cadence Title Services of Sarasota & Manatee LLC
8470 Enterprise Circle
Suite 321
Lakewood Ranch, FL 34202

6/1/2026 2:14 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3501309

File No 2026-378

Doc Stamp-Deed: \$6,335.00

Parcel Identification No 0212-01-0007

[Space Above This Line For Recording Data]

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

This indenture made the **29th day of May, 2026** between **RB Investments II, LLC, a Florida Limited Liability Company**, whose post office address is **4886 69th ST E, Bradenton, FL 34203**, of the County of **Manatee, Florida**, Grantor, to **Robert Colon, III and Nicole Colon, husband and wife, as tenants by the entirety**, whose post office address is **8079 Slipway Drive, Sarasota, FL 34240**, of the County of **Sarasota, Florida**, 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:

LOT 31, RACIMO RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 49, 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:

RB Investments II, LLC, a Florida Limited Liability Company

By: [Signature]

Ryan Bringman, Manager

[Signature]

WITNESS

PRINT NAME: Brooklyn Bello

[Signature]

WITNESS

PRINT NAME: Jennifer Billingsley

8470 Enterprise Cir, Ste 321

Bradenton, FL 34202

WITNESS 1 ADDRESS

8470 Enterprise Cir, Ste 321

Bradenton, FL 34202

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2026, by Ryan Bringman, Manager of RB Investments II, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]

Signature of Notary Public

Brooklyn Bello

Print, Type/Stamp Name of Notary

