

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074253 2 PG(S)

6/2/2026 11:24 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501734

Doc Stamp-Deed: \$1,015.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-248
Parcel ID: 0451010051
Consideration: \$145,000.00

Warranty Deed

Know All Men By These Presents that, **Robert Atkins, Individually and as Personal Representative of Estate of Karyn B. LaDue A/K/A Karen B. Atkins**, (henceforth referred to as "Grantor") of 4902 East Thomas Road; Apt 143, Phoenix, AZ 85018, 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:

Lots 11175 and 11176, of SOUTH VENICE, UNIT NO. 42, according to the Plat thereof, as recorded in Plat Book 7, Page 3, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

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 1st day of June, 2026

WARRANTY DEED

[Signature]
Witness #1 Signature
Justin Romero
Witness #1 Printed Name

P.O. Address: 11416 N 7th
Ave Peoria AZ 85345

[Signature]
Witness #2 Signature
Soyce A Bratkin
Witness #2 Printed Name

P.O. Address: 3408 E Granddke Rd
Phoenix AZ 85008

Estate of Karyn B. LaDue A/K/A Karen B. Atkins
By: [Signature]
Robert Atkins, Individually and as Personal Representative

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May 2026, by Robert Atkins of Estate of Karyn B. LaDue A/K/A Karen B. Atkins, who is/are personally known to me or who has/have produced A DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public
JOHN M. BLAKEY
Print, Type/Stamp Name of Notary

