

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074406 2 PG(S)**

6/2/2026 12:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501834

Prepared By and Return To:

Nancy Licari

Manzo & Associates, P.A.

4767 New Broad Street

Orlando, FL 32814

Doc Stamp-Deed: \$6,089.30

File No. 2026038875

Property Appraiser's Parcel I.D. (folio) Number(s): 2039100055

WARRANTY DEED

THIS WARRANTY DEED dated May 28th, 2026, by Ronal Perdomo, an unmarried man, hereinafter called the grantor, to Up Top Consulting LLC, a Florida limited liability company, whose post office address is 1470 NW 107th Ave, Ste D, Miami, FL 33172 hereinafter called 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 and limited liability companies)

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 the grantee, all the certain land situated in Sarasota County, Florida, viz:

Lot 15, Block B, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

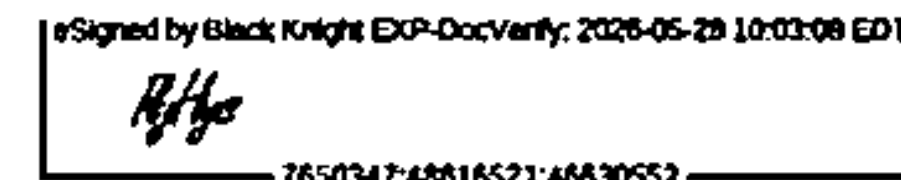
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Ronal Perdomo

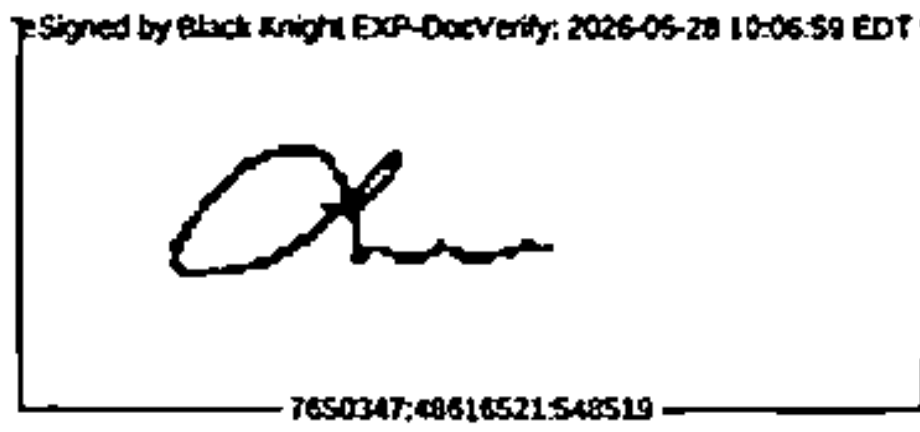
7103 N Coarsey Dr
Tampa, FL 33604



(Witness #1 Signature)

Riley Haynes
(Witness #1 Printed Name)

4767 New Broad St Orlando FL 32814
(Witness #1 Address)



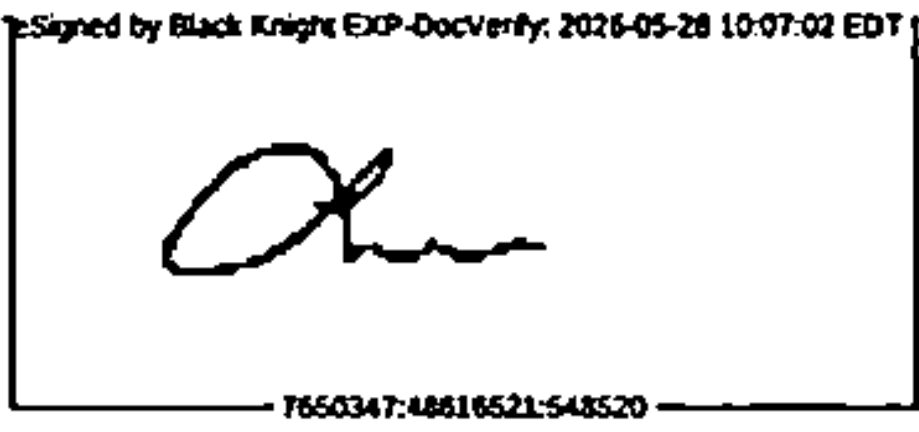
(Witness #2 Signature)

Nancy Licari
(Witness #2 Printed Name)

4767 New Broad St Orlando FL 32814
(Witness # 2 Address)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28th day of May, 2026, by Ronal Perdomo , who produced valid photo identification or was personally known to me.



Notary Public

NANCY LICARI
Notary Public-State of Florida
Commission No. HH 512811
My Commission Expires Aug 5, 2028

Notarial Act Performed by Audio visual communication