

6/2/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3501925

Prepared by:

Denise A Dugan, LTA

Innovative Title & Trust, LLC

2121 West First Street, 2nd Floor, Suite 2

Fort Myers, Florida 33901

(239) 689-5201

File Number: TIBERI NIN SIN

Parcel ID No.:0175164002

Doc Stamp-Deed: \$1,365.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

Made this May 29, 2026 A.D. By Gina Tiberi aka Gina Marie Tiberi, individually and as Trustee of The Gina Tiberi Revocable Trust u/a/d May 23, 2016, whose address is: , hereinafter called the grantor, to NipSip Properties, LLC, a South Carolina Limited Liability Company, whose post office address is: , hereinafter called the grantee: *1551 SE 80th Street, Ocala, FL, 34480

(Whenever used herein the term "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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, viz:

Apartment 102, Park Apartments, a condominium, according to the Declaration of Condominium thereof recorded in O.R. Book 816, Page 988, and Condominium Book 3, Page 35, as amended, Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

AND said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. * "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Martinez

Witness Printed Name Kayla Martinez
Address: 670 W 71st PL, Hialeah, FL 33014

Aileen Martinez

Witness Printed Name Aileen Martinez
Address: 670 W 71st PL, Hialeah, FL 33014

Gina Tiberi

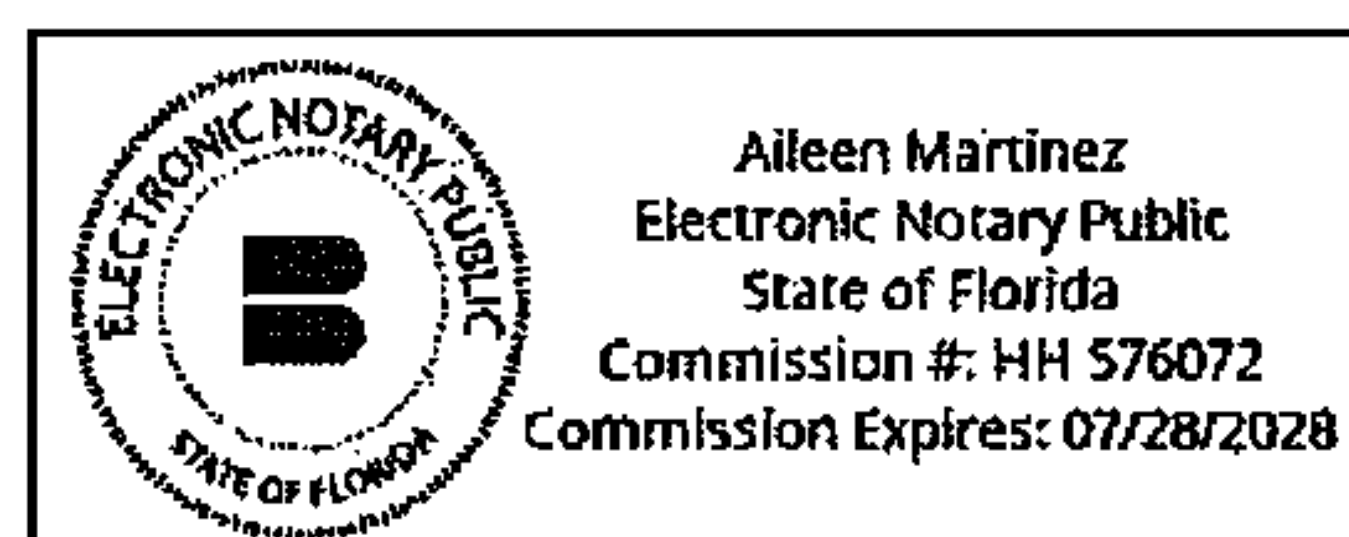
(Seal)
Gina Tiberi aka Gina Marie Tiberi, individually and as Trustee of
The Gina Tiberi Revocable Trust u/a/d May 23, 2016

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 29 day of May, 2026, by Gina Tiberi aka Gina Marie Tiberi, individually and as Trustee of The Gina Tiberi Revocable Trust u/a/d May 23, 2016, who is/are personally known to me or who has produced Driver License as type of ID] as identification.

Notarized online using audio-video communication technology



Aileen Martinez

Notary Public

Print Name: Aileen Martinez

My Commission Expires: 07/28/2028