

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079456 2 PG(S)

6/11/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506068

Doc Stamp-Deed: \$2,905.00

Prepared by and return to:

Hayley Baldinelli

Infanti Law Firm

1605 Main Street

Suite 1112

Sarasota, FL 34326

(941) 289-3929

File No 2026-6535

Purchase Price: \$415,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,905.00

Parcel Identification No.: 0056140016

WARRANTY DEED

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

THIS INDENTURE made this 5 day of June, 2026, between Douglas C. Ogden, an unmarried man, whose post office address is 2312 Grove Street, Sarasota, FL 34239, Grantor, to Helvetica Grove Sarasota 27, LLC, a Wyoming limited liability company, whose post office address is 5927 Balfour Ct., Suite 208, Carlsbad, CA 92008, 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 23, BLOSSOM BROOK SUBDIVISION, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:



Printed Name: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236


Douglas C. Ogden

WITNESSES #2:



Printed Name: Sara Holch

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026, by Douglas C. Ogden, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

