

6/12/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506663

Doc Stamp-Deed: \$1,610.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-447
Parcel ID: 0434150123
Consideration: \$230,000.00

Warranty Deed

Know All Men By These Presents that, **William B Hardin a/k/a Brad Hardin and Darlene D Hardin a/k/a Darlene Hardin, husband and wife**, (henceforth referred to as "Grantor") of **1450 Venice East Boulevard, Unit 110, Venice, FL 34292**, 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 12174 and 12175, of SOUTH VENICE UNIT NO. 46, according to the Plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Sarasota County, Florida.

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 11th day of June, 2026

William B. Hardin AKA
Brad Hardin

Barbara Pierce
Witness #1 Signature

Barbara Pierce
Witness #1 Printed Name

William B Hardin a/k/a Brad Harding

Darlene D Hardin AKA Darlene Hardin
Darlene D Hardin a/k/a Darlene Hardin

P.O. Address: 990 Sandway E
Venice FL 34285

Beth McKinnon
Witness #2 Signature

Beth McKinnon
Witness #2 Printed Name

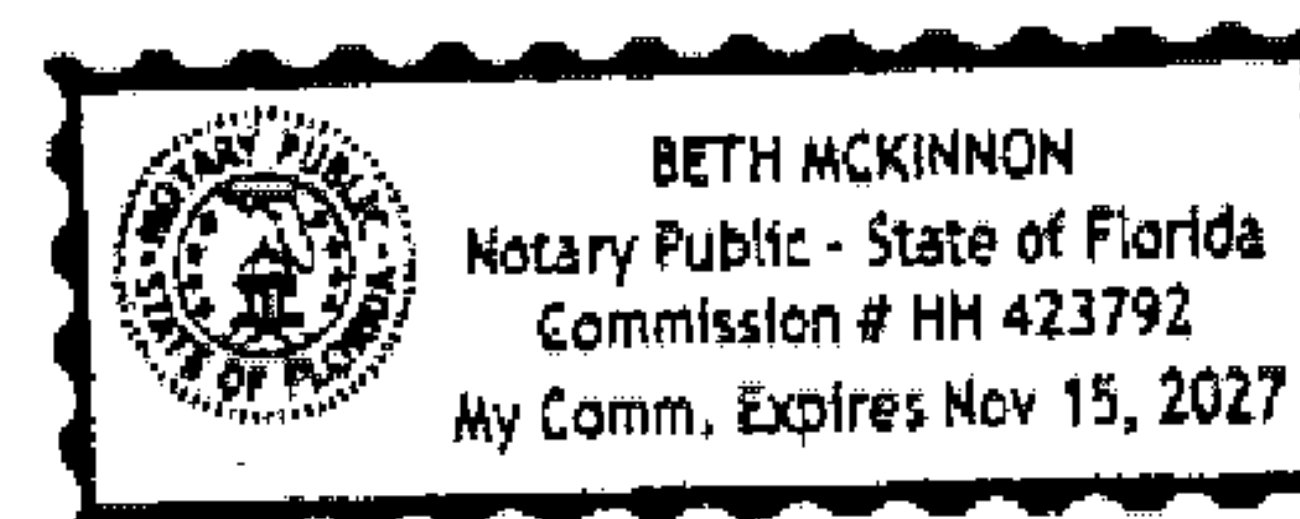
P.O. Address: 409 Baycrest Dr
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 04th day of June, 2026, by William B Hardin a/k/a Brad Hardin and Darlene D Hardin a/k/a Darlene Hardin, (☐) who is/are personally known to me or (☒) who has/have produced FL Drivers Licenses as identification.

Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary



WARRANTY DEED