

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230555

6/18/2026 3:57 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509756

Consideration: \$252,500.00

Doc Stamp-Deed: \$1,767.50

General Warranty Deed

Made this June 18, 2026 A.D. By **Lonnie L. Green, Sr. and Carol L. Green, husband and wife**, whose address is: 1655 Bal Harbor Drive #45, Venice, Florida 34293, hereinafter called the grantor, to **The Simplex Group TD, LLC, a Florida limited liability company**, whose post office address is: 8 Sorrento Drive, Suite 7, Osprey, Florida 34229, hereinafter called the grantee:

(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)

Witnesseeth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 652, VENICE GARDENS, UNIT NO. 12, according to the plat thereof, as recorded in Plat Book 10, Page 15, of the Public Records of Sarasota County, Florida.

a/k/a 412 W. Shade Drive, Venice, Florida 34293

Parcel ID Number: **0435060018**

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.

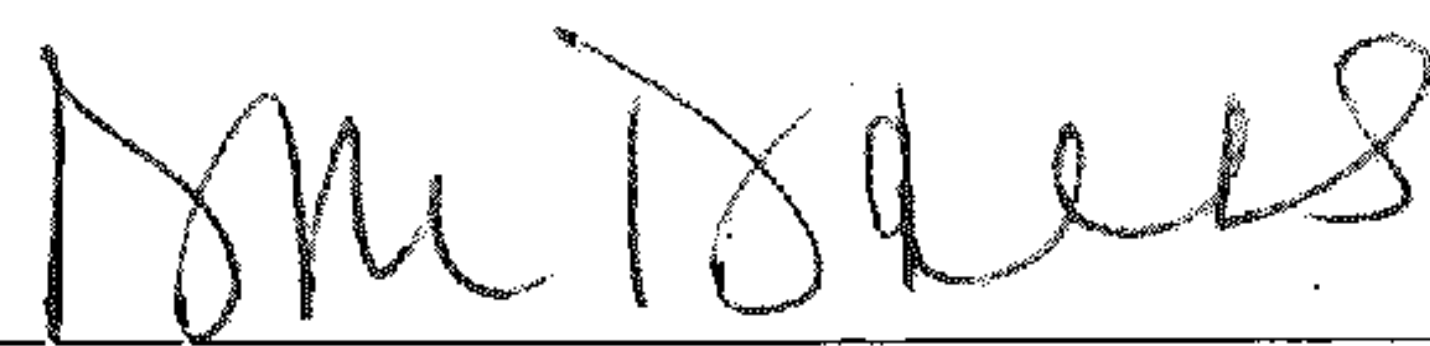
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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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:


Witness 1 Signature: _____
Witness 1 Printed Name: **Dina M. Davis**

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292


Witness 2 Signature: _____
Witness 2 Printed Name: **Catherine E. Bruce**

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of June, 2026, by Lonnie L. Green and Carol L. Green, who are personally known to me or who produced _____ as identification.



Lonnie L. Green Sr. (Seal)



Carol L. Green (Seal)



Notary Public
Print Name: _____

My Commission Expires: _____

Notary Seal

