

7/8/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517321

Incident to the issuance of title insurance.

Prepared by and return to:

Dixie Roth

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750526-04625

Doc Stamp-Deed: \$1,295.00

Warranty Deed

This Warranty Deed, dated July 8 2026 by **Garrett Hunter Van de Grift, A Married Man**, hereinafter called the Grantor, to **Bellemont Holdings, LLC, a Pennsylvania limited liability company**, who has a mailing address of 3619 Walnut Street Suite 2, Harrisburg, PA 17109 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 401, BENEVA RIDGE, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 1140, Pages 1097 through 1145, inclusive, and according to the plat thereof, recorded in Condominium Book 9, Page 26, all of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0070051094

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Garrett Hunter Van de Grift
Garrett Hunter Van de Grift
After Closing Address:
3865 Holcomb Bridge Rd
Peachtree Corners, GA 30092

Gabriela Pancu
Witness: (Signature)

Gabriela Pancu
Printed Name

8700 Thrush Trail
Address

Mckinney, Texas 75071
City, State, Zip

Chris Allen Adams Jr.
Witness: (Signature)

Chris Allen Adams Jr.
Printed Name

PO BOX 7111
Address

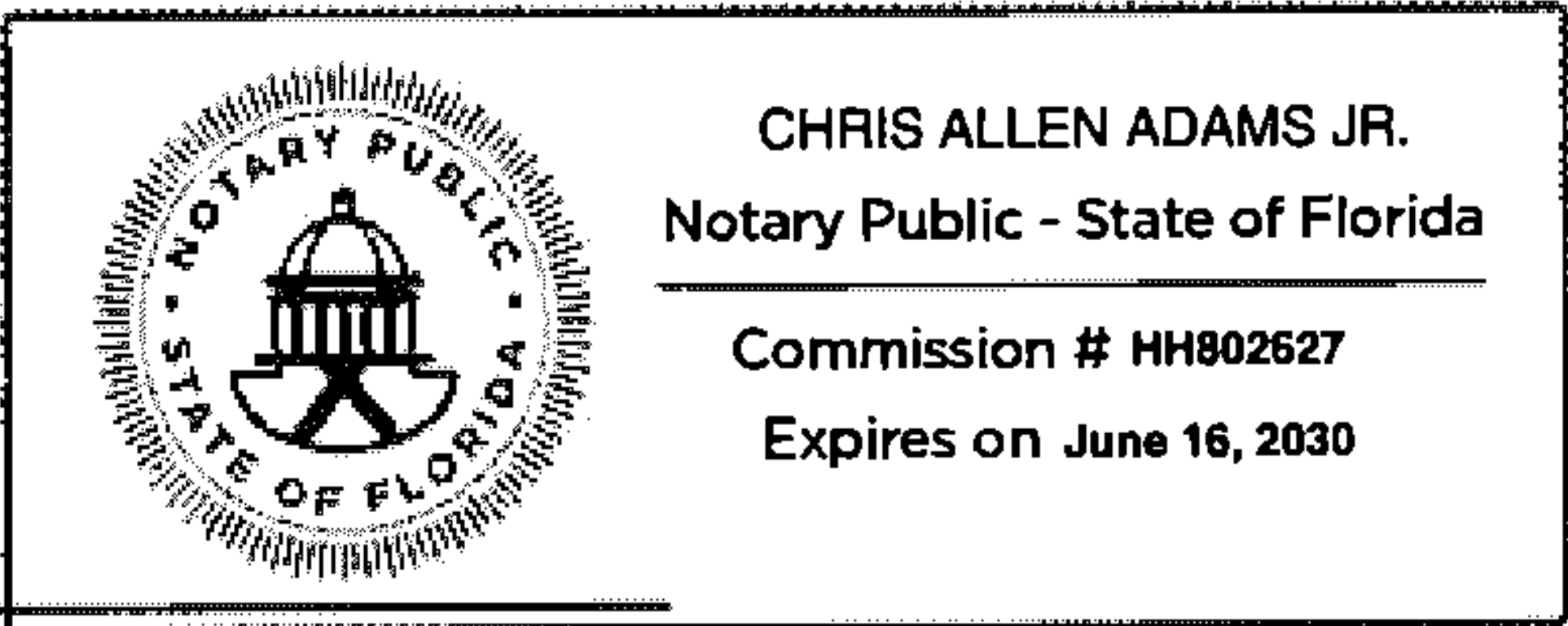
Sebring, FL 33872
City, State, Zip

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged on 07/02/2026 by means of () physical presence or
(☒) online notarization **by:** Garrett Hunter Van de Grift
who is () personally known to me; or (X) produced a PASSPORT as identification.

Chris Allen Adams Jr.
Notary Public (signature)

Print Name: Chris Allen Adams Jr.
My Commission Expires: 06/16/2030 HH802627



Notarized remotely online using communication technology via Proof.