

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094071 2 PG(S)**

Consideration: \$595,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49533-001

**7/10/2026 12:29 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518185**

Doc Stamp-Deed: \$4,165.00

Property Appraiser's Parcel ID No.: 0058130029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of July, 2026, by and between **ATOMIC TANGELO, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1839 Irving Street, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **MICHELLE LEA AND BRAILEY PLAISANCE, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **2963 Stout Street, Denver, CO 80205** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 10, BLOCK 82, SOUTH GATE, UNIT NO. 20, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 71, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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 does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that they have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Jorge Martinez
P.O. Address 826 E County rd 678
Natalia Tx 78059

(2) 
Printed Name Heather Wilson
P.O. Address 826 E County rd 678
Natalia Tx 78059

GRANTOR:

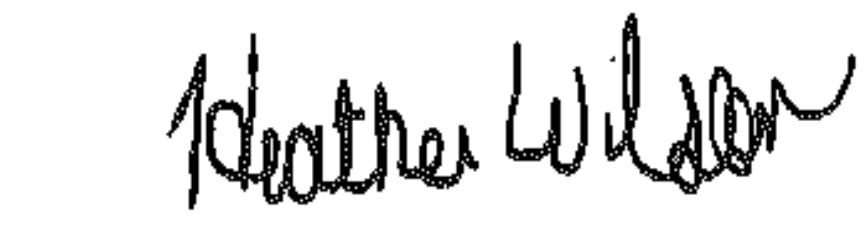
**ATOMIC TANGELO, LLC, A FLORIDA
LIMITED LIABILITY COMPANY**

By: 
Lynn F. Kukanza
Its: **Manager**

STATE OF Texas
COUNTY OF Medina

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 01 day of July, 2026, by Lynn F. Kukanza, as Manager of Atomic Tangelo, LLC, a Florida limited liability company, ☐ who is personally known to me or ☒ who has produced photo id as identification.

Notarized online using audio-video communication technology


Signature of Notary Public
Heather Wilson
Print, Type/Stamp Name of Notary
My Commission Expires: 11/29/2026

