

Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-616
\$23,000.00

7/14/2026 2:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3519609

Doc Stamp-Deed: \$161.00

Special Warranty Deed

Made this 13th day of July 2026 A.D., By **Rex A. McIntosh and Enid G. Nunamaker**, whose post office address is: 6240 SW 47th Ave, Ocala, Florida 34474, hereinafter called the grantor, to **Florida 735 LLC, a Delaware Limited Liability Company**, whose post office address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, 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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 1, Block 424, 9th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Pages 21, 21A through 21S, inclusive of the Public Records of Sarasota County, Florida.

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 members 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 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 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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signed Name: [Signature]

Witness Printed Name: Hole Odum

Witness Address: THE UFS STORE 0929
3101 SW 34th AVE #905

Witness Signed Name: Lanisha Barner

Witness Printed Name: Lanisha Barner

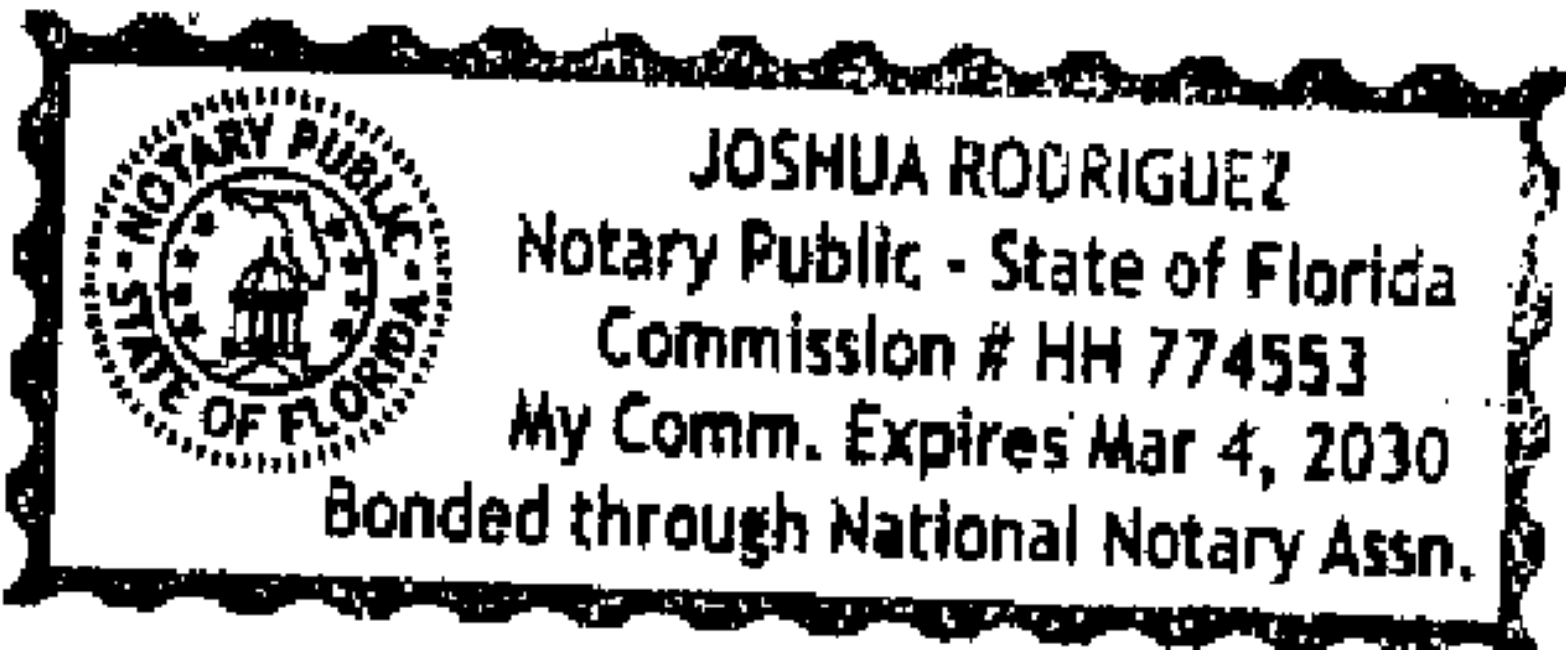
Witness Address: THE UFS STORE 0929
3101 SW 34th AVE #905
OCALA, FL 34474

State of Florida
County of Marion

Rex A. McIntosh (Seal)
Rex A. McIntosh
Address: 6240 SW 47th Ave
Ocala, Florida 34474

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of July 2026, by **Rex A. McIntosh**.

[SEAL]
Online Notary



[Signature]
Signature of Notary Public
Personally Known OR
Produced Identification
Type of Identification Produced
FDL

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:

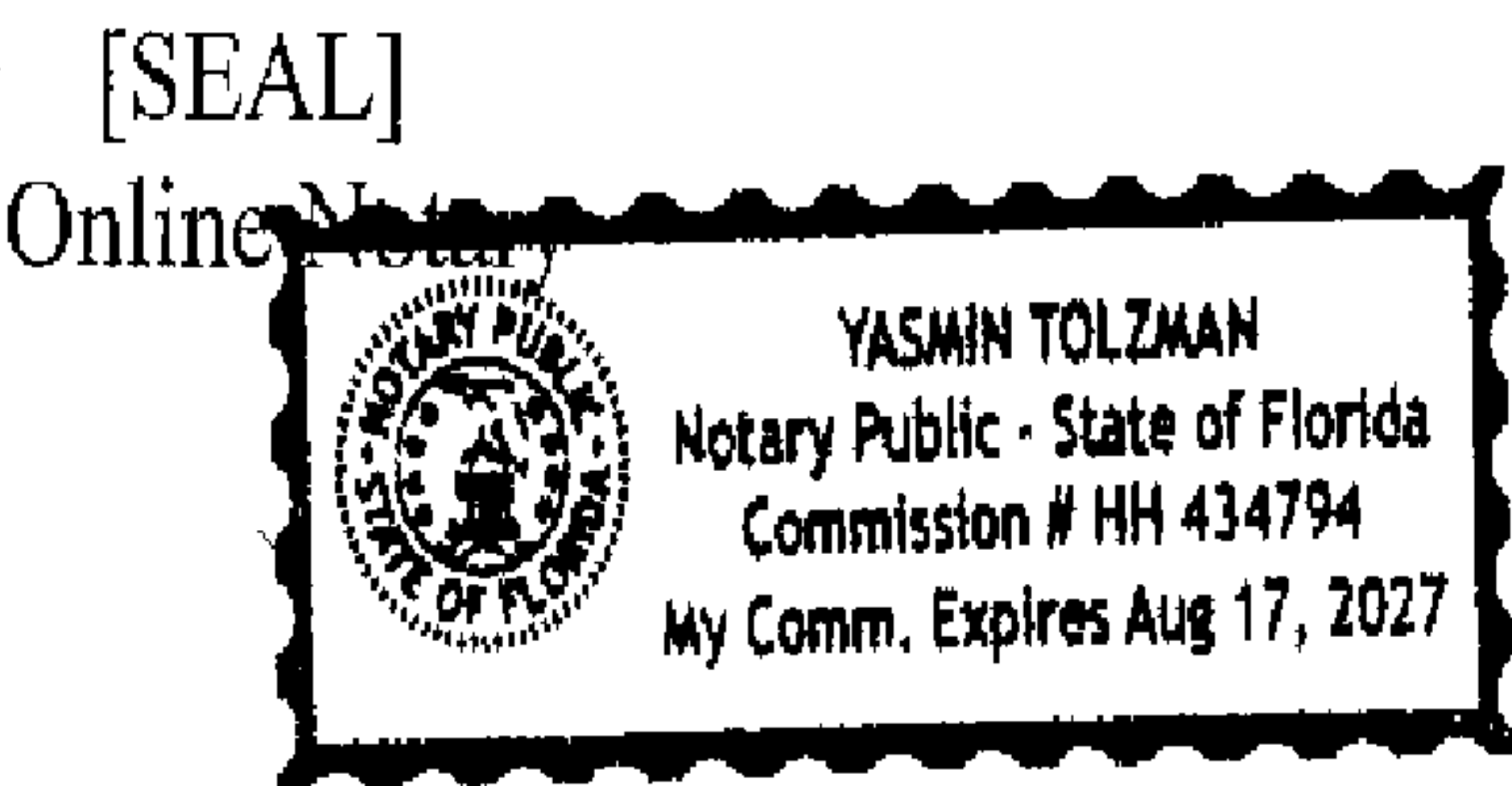
Witness Signed Name: [Signature]
Witness Printed Name: Yasmin Tolzman
Witness Address: 3015 W. Columbus Dr.
Tampa, FL 33607

Enid G. Nunamaker (Seal)
Enid G. Nunamaker
Address: 702 West Indiana Ave.
Tampa, Florida 33603

Witness Signed Name: [Signature]
Witness Printed Name: Scott McCreary
Witness Address: 3015 W. Columbus Dr.
Tampa, FL 33607

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July 2026, by Enid G. Nunamaker.



[Signature]
Signature of Notary Public
Personally Known OR
Produced Identification ✓
Type of Identification Produced
FDL