

7/15/2026 3:23 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520190

Doc Stamp-Deed: \$1,575.00



Prepared by and Return to:
Angie Muniz, an employee of
First International Title, LLC
1227 E. Concord Street
Orlando, FL 32803

File No.: 268343-50

WARRANTY DEED

This indenture made on **July 14, 2026** by **I'm In Mud, LLC**, a **Arizona limited liability company**, whose address is: 1703 E. Bethany Home Road, Phoenix, AZ 85016 hereinafter called the "grantor", to **Corenest Capital LLC**, a **Florida limited liability company**, whose address is: 5101 NW 79th Ave #10, Doral, FL 33166, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 10, Block F, GREER'S ADDITION, according to the Plat thereof, recorded in Plat Book 1, Page(s) 199 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0044100066**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

I'm In Mud, LLC, a Arizona limited liability company

T M M
By Timothy Mudd, Authorized Member

Signed, sealed and delivered in our presence:

Angela Lynne Aanenson Angela Baran
1st Witness Signature 2nd Witness Signature

Print Name: Angela Lynne Aanenson

Print Name: Angela Baran

Address: 1703 E Bethany Home
Phx AZ 85016

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Phx AZ 85016

State of Arizona

County of Maricopa

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on July 14, 2026, by **Timothy Mudd, Authorized Member of I'm In Mud,**
LLC, a Arizona limited liability company, who (X) is/are personally known to me or who () produced a valid
_____ as identification.

Angela Lynne Aanenson
Notary Public Signature
Printed Name: Angela Lynne Aanenson (NOTARY SEAL)
My Commission Expires: Aug 18 2029

