

7/16/2026 12:25 PM

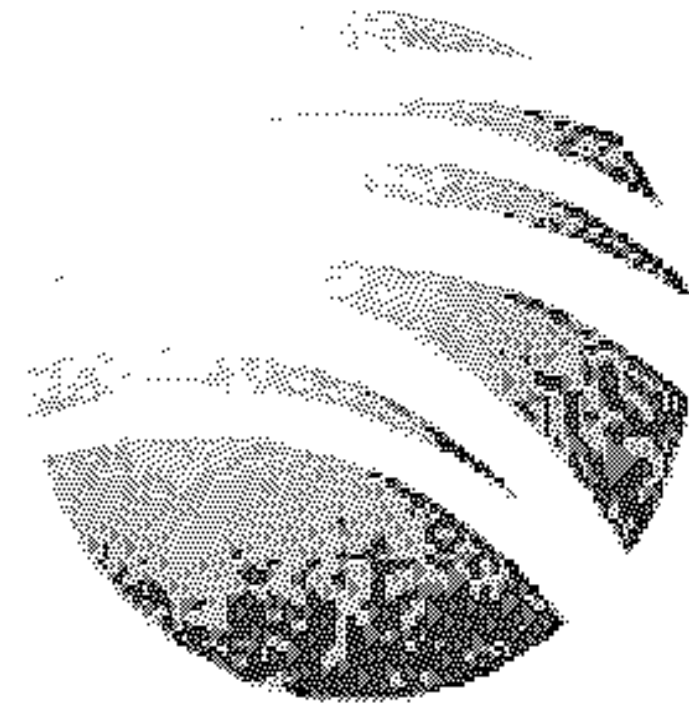
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520514



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$3,255.00

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-04520

[Space Above This Line For Recording Data]

This Warranty Deed

Made this **15th day of July, 2026** by **Alan R. George, A Single Man**, hereinafter called the Grantor, to **Aaron M. Sims and Jennifer L. Sims, Husband And Wife**, whose post office address is: **158 Hourglass Drive, Venice, FL 34293**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 31, HOURGLASS LAKE ESTATES, according to the map or plat thereof, as recorded in Plat Book 25, Pages 45 and 45A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0461100025

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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: (Signature)

Printed Name

Jennifer Lynn Flodin

304 W. Venice Ave Ste 302

Address

Venice FL 34285

City, State, Zip

Witness: (Signature)

Printed Name

Stephanie Furl

304 W. Venice Ave #302

Address

Venice, FL 34285

City, State, Zip

State of Florida

County of Sarasota

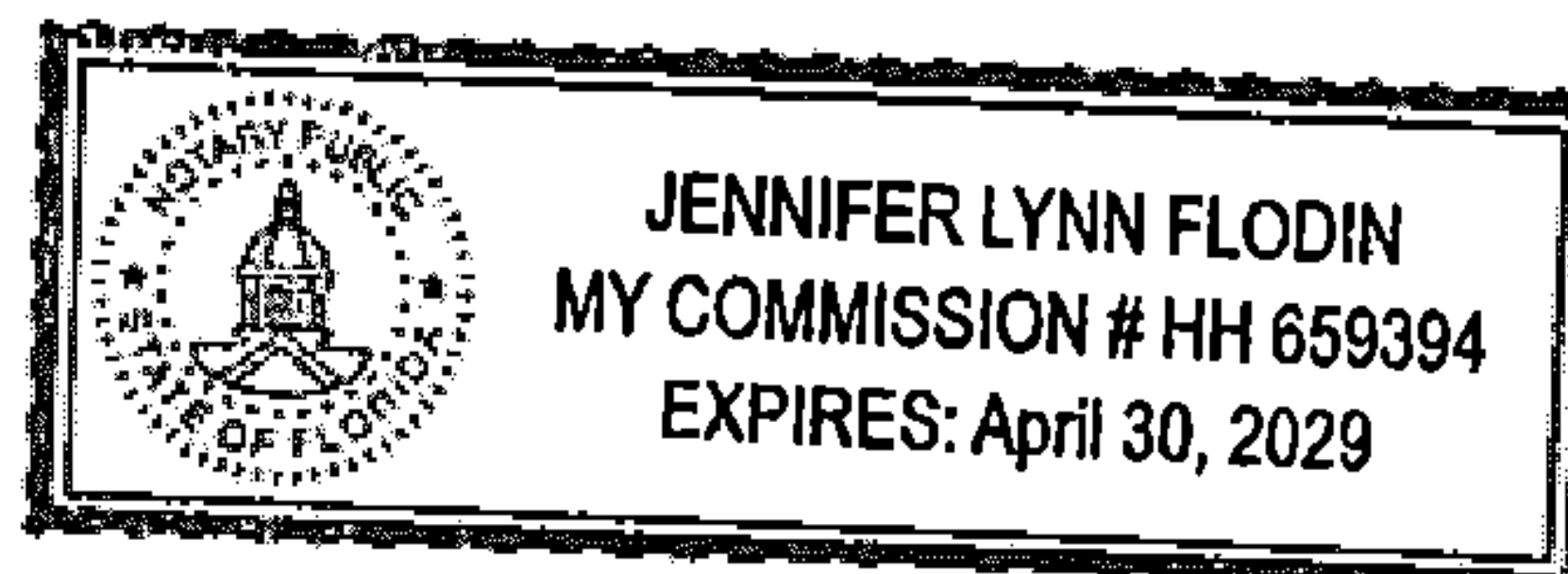
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, 2026, by Alan R. George, a Single Man, who: ☐ is personally known to me or ☒ produced FL DL as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS