

Prepared by:
John W. Monroe, Jr.
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30 South Spring Street
Pensacola, Florida 32502
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521211

Doc Stamp-Deed: \$77.00

Warranty Deed

This WARRANTY DEED, dated July 16, 2026 A.D. By:
Kamil Kropacek
whose address is: 7908 Rosswood Dr, Citrus Heights, California 95621,
hereinafter called the GRANTOR, to:
Oak & Eagle LLC, a Wyoming limited liability company
whose post office address is: 30 N Gould Street, Ste R, Sheridan, Wyoming 82801,
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 2, Block 1406, Twenty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 12, 12-A through 12-K, of the Public Records of Sarasota County, Florida.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Sign [Signature]

Witness Printed Name Justin [Signature]

Address: 927 Lawton Ave
Roseville CA 95678

Sign Maninder Gill

Witness Printed Name Maninder Gill

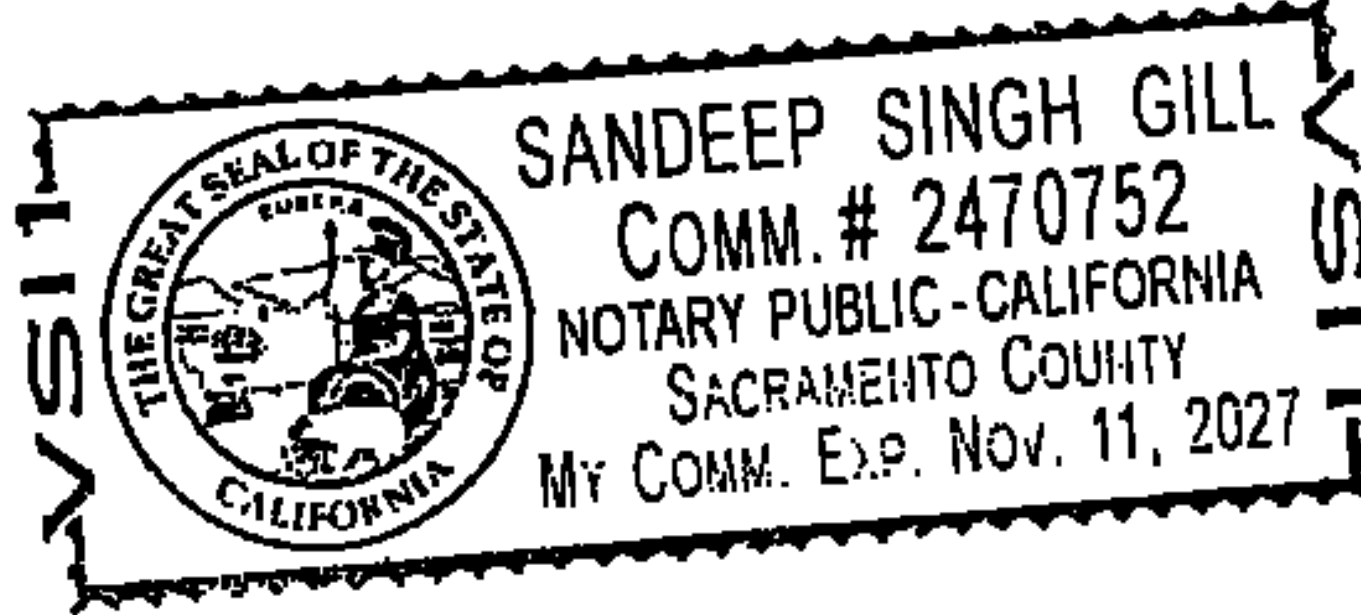
Address: 4840 Clydebank way, Antelope CA 95843

State of CALIFORNIA

County of SACRAMENTO

The foregoing instrument was sworn to, subscribed and acknowledged before me this 15th day of July, 2026, by means of ☒ physical presence or ☐ online notarization, by Kamil Kropacek, who is personally known to me or who has produced California DL as identification.

(seal)



[Signature]
Kamil Kropacek

Sandeep Singh Gill
Notary Public
Print Name: SANDEEP SINGH GILL
My Commission Expires: Nov 11, 2027