

7/20/2026 2:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521842

Doc Stamp-Deed: \$7,350.00

Prepared by and return to
Jorge Alexander Alvarez Esq.
Rodon Alvarez Law, PLLC
201 Alhambra Circle, #504
Coral Gables, FL 33134
(305) 445-8881
File No 26-06-2368

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of July, 2026 between Douglas A. Reid, a single man, whose post office address is 27 Oak Street, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, Grantor, to Manasota Scrub Estate, LLC, a Florida Limited Liability Company, whose post office address is 7011 Southwest 68th Court, South Miami, FL 33143, of the County of Miami-Dade, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 940, ENGLEWOOD GARDENS NO. 5, according to the map or plat thereof as recorded in Plat Book 4, Page 72, of the Public Records of Sarasota County, Florida.

Parcel Identification No 0487040011

a/k/a 1981 Bayshore Drive, Englewood, FL 34223

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES ON PAGE TWO (2)]

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Parcel Identification No 0487040011

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anya Priddee
WITNESS 1

PRINT NAME: Anya Priddee

DPriddee
WITNESS 2

PRINT NAME: Donna Priddee

Douglas A. Reid
Douglas A. Reid

WITNESS 1 ADDRESS:

3442 Everett ten
North Port, FL 34286

WITNESS 2 ADDRESS:

3469 N. Salford Blvd.
North Port, FL 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of July, 2026, by Douglas A. Reid () who is personally known to me or (X) who has produced Driver License as identification.

Anya Priddee
Signature of Notary Public

My Commission Expires/Notary Seal:
11/03/2028

