

Prepared by and return to:

Sara Huddleston
Emerald Title
1605 Main Street
1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6722

7/21/2026 4:01 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522656

Doc Stamp-Deed: \$4,186.00

Purchase Price: \$598,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$4,186.00
Parcel Identification No.: 0100140023

WARRANTY DEED

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

THIS INDENTURE made this July 20th, 2026, between **DD REI FL LLC, a Florida Limited Liability Company**, whose post office address is **5388 Bartolomeo Street, Sarasota, FL 34238**, hereinafter referred to as the “GRANTOR”, to **Mark Robert Henderson and Brooke Marie Henderson, husband and wife**, whose post office address is **PO BOX 62, Saco, ME 04072**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

LOT 1, BLOCK 7, GULF GATE EAST, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Juliette Gettle
Printed Name: Juliette L Gettle
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

DD REI FL LLC, a Florida Limited Liability Company

By: *Dent*
Diana Dent, as Sole Member

WITNESSES #2:

Sara Huddleston
Printed Name: Sara Huddleston
P.O. Address: 1605 Main St. Ste 1112
Sarasota FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2026, by Diana Dent, as Sole Member of DD REI FL LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced *Dent* as identification.

Sara Huddleston
Signature of Notary Public

Print, Type/Stamp Name of Notary

