

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522813

This Instrument Was Prepared By:

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Topouzis & Associates PC

100 SE 2nd Street, Suite 2000

Miami, FL 33131

File No.: 2026-1368

Tax Folio No.: 0989-02-9107

SALES PRICE: \$329,000.00

Doc Stamp-Deed: \$2,303.00

SPECIAL WARRANTY DEED

(Corporate Seller POA/Trust)

THIS INDENTURE, made this 21st day of July, 2026, between RB FL DEVELOPMENT LLC, whose post office mailing address is 3475 Piedmont Road Northeast, Suite 1525, Atlanta, GA 30305, hereinafter called the Grantor and Oleksandr Nedodaiev and Liliia Nedodaieva, Husband and Wife, as Tenants by the Entirety, whose post office mailing address is 3062 Briant Street, North Port, FL 34287, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Sarasota County, Florida, to-wit:

Lot 7, Block 291, FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 11, Page(s) 29, 29A through 29J, of the Public Records of Sarasota County, Florida.

Property Address: 3062 Briant Street, North Port, FL 34287

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current and all subsequent years.

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

AND the Grantor hereby covenants with the 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 claiming by, through or under the Grantor.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

RB FL DEVELOPMENT LLC, a Georgia Limited
Liability Company

By: [Signature]
George Andrew Capps, Authorized Signor

(CORPORATE SEAL)

[Signature]

(Witness)

Print Name: Nice Stack

Address: 3475 Piedmont Road Northeast
Suite 1525
Atlanta, GA 30326

[Signature]

(Witness)

Print Name: Nestor Munillo

Address: 3475 Piedmont Road Northeast
Suite 1525
Atlanta, GA 30326

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 21 day of July, 2026 by George Andrew Capps, as Authorized Signor for
RB FL DEVELOPMENT LLC, A Georgia Limited Liability Company, who executed same on behalf of the
said corporation/company. He/She is personally known to me or has produced
_____ as identification.

Anna Lama

NOTARY PUBLIC

Print Name: ANNA LAMA

My Commission Expires: Feb 5, 2029

