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INSTRUMENT # 2026100062 2 PG(S)

7/22/2026 4:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523262

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

Doc Stamp-Deed: \$2,191.00

File Number: CP-4684.2Y

Consideration: \$313,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of July 22, 2026 Brian Ellis, a single man, (henceforth referred to as "Grantor") of 421 North Cockatiel Avenue, Sioux Falls, SD 57107, for consideration paid, grant to Noel Santos Bruzon, a single man, (henceforth referred to as "Grantee") of 4692 Alseir Road, North Port, FL 34288, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 2, Block 2522, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID 1008252202

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set his hand and seal.

Brian Ellis
Brian Ellis

Aaris Sheets
Witness #1 Signature

Aaris Sheets

Witness #1 Printed Name

P.O. Address: 1261 Olde Henderson Sq Columbus OH 43220

Tonya Ezell
Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

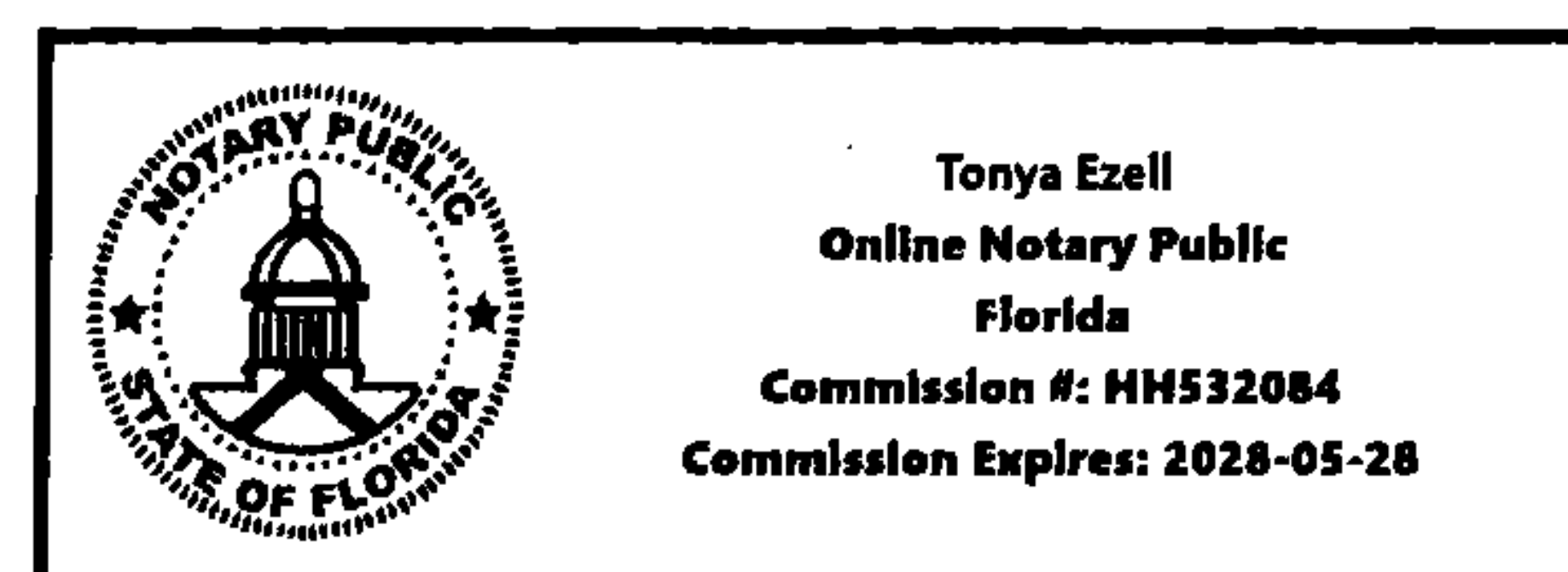
P.O. Address: 5547 Trevesta Pl Palmetto FL 34221

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of July, 2026, by Brian Ellis, ☐ who is personally known to me or ☒ who has produced SD DL as identification.

Tonya Ezell
Signature of Notary Public

Tonya Ezell
Print, Type/Stamp Name of Notary



Notarized online using audio-video communication

WARRANTY DEED