

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100140 2 PG(S)**

7/23/2026 11:17 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523358

Prepared by:
Nancy Cason Esq.
Syprett Meshad & DuBose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: 30500.012

Purchase Price: \$295,000.00
Rec: \$18.50
Documentary Stamp Tax: \$2,065.00

Doc Stamp-Deed: \$2,065.00

General Warranty Deed

Made this 21 day of July 2026, A.D. By **Proxima Centauri LLC**, a Florida limited liability company, whose address is: P.O. Box 151, Tuxedo NC 28784, hereinafter called the grantor, to **Happy Beaver, LLC**, a Florida limited liability company, whose post office address is: 4503 Beacon Drive, Sarasota FL 34232, 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 1399, Sarasota Springs Unit No. 12, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 42, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0063120048

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

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

Signed, sealed and delivered in our presence:

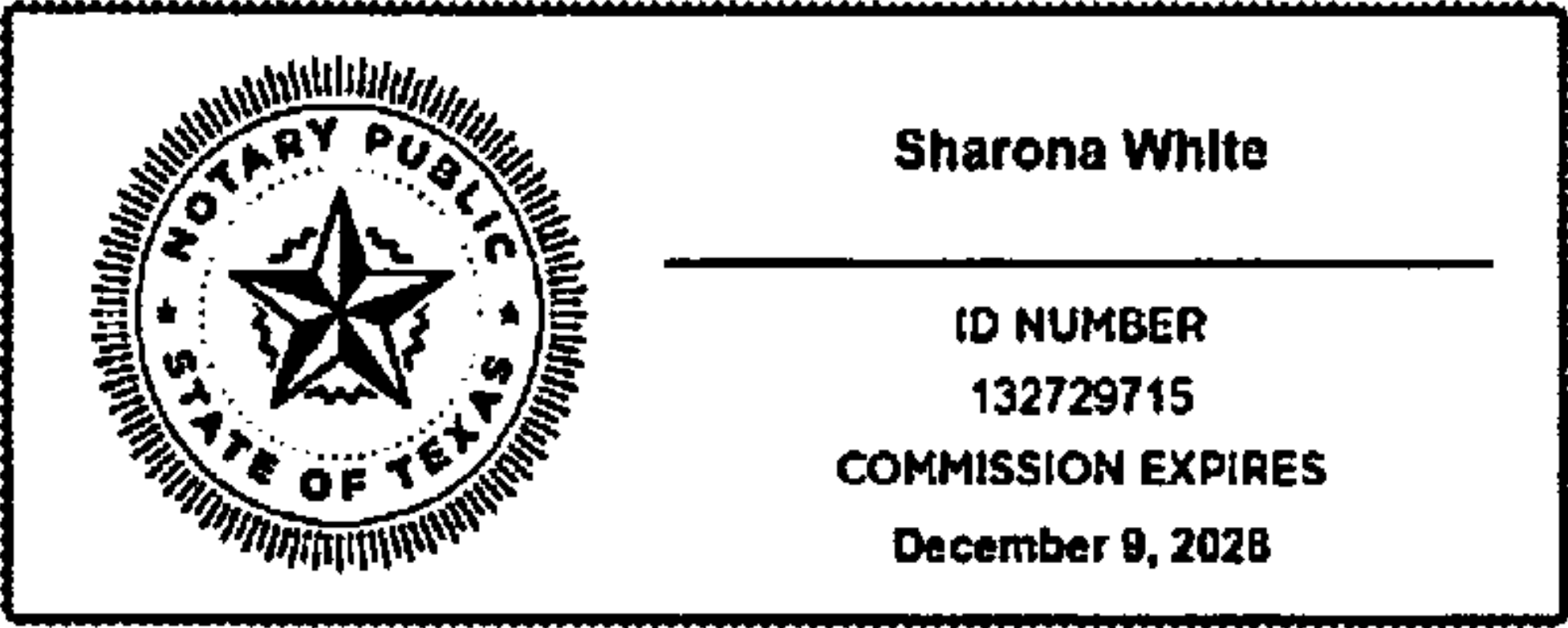
ECHARD BIEN-AIME
Signature -witness
ECHARD BIEN-AIME
Print name
1485 Nw Fedreal Hwy stuart fl 34994
Address

Lilli Aynne Demont
Signature -witness
Lilli Aynne Demont
Print name
501 Davis Road, League City Texas 77573
Address

Proxima Centauri LLC, a Florida limited liability company
Prianka Nagpal
By: Prianka Nagpal, Manager

State of Texas
County of Collin

The foregoing instrument was acknowledged before me by means of [] physical presence or [☒] online notarization, this 21st day of July, 2026, by Prianka Nagpal, who is/are personally known to me or who has produced PASSPORT as identification.



Sharona White
Notary Public
Print Name: Sharona White
My Commission Expires: 12/09/2028

Electronically signed and notarized online using the Proof platform.