

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100462 2 PG(S)

7/23/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523620

Prepared by and return to:

Allison Moser

Baldwin Park Title

4776 New Broad Street

Ste 150

Orlando, FL 32814

(407) 986-9803

File No BPT-2026-3039

Parcel Identification No 0957070130

Doc Stamp-Deed: \$252.00

WARRANTY DEED

THE GRANTOR(s): **Holliday Brothers Ventures LLC, an Ohio Limited Liability Company** Whose address is: 345 East 7th Street, #1516, Cincinnati, OH 45202 (the "Grantor")

Conveys and warrants to: **Richard A. Copeland, Jr., a married man**, Whose address is: PO Box 211, Blackstone, MA 01504 (the "Grantee") (Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 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 situated in County of Sarasota, State of Florida:

Lot 30, Block 701 of SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 13, Page 16 of the Public Records of Sarasota County, Florida.

Tax Parcel No: **0957070130**

Commonly known as: **Shawnee Terrace, North Port, FL 34286**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: July 22, 2026

Signed, sealed and delivered in our presence:

Holliday Brothers Ventures LLC, an Ohio Limited Liability Company

By: Brady Holliday
Brady Holliday, Manager and Authorized Signatory

Cody Zug

First Witness Signature:

Cody Zug

First Witness Printed Name:

1609 N. Armistead Ave. Hampton, VA 23666

First Witness Address

Alison Stacy Klein

Second Witness Signature:

Alison Stacy Klein

Second Witness Printed Name:

1609 N. Armistead Ave. Hampton, VA 23666

Second Witness Address

STATE OF VIRGINIA
COUNTY OF HAMPTON

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of July, 2026, by Brady Holliday, Manager and Authorized Signatory of Holliday Brothers Ventures LLC, a OH Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Alison Stacy Klein

Signature of Notary Public

Alison Stacy Klein

Print, Type/Stamp Name of Notary

My commission expires 03/31/2029

Commission #00359174

Remotely notarized online using two-way audio-video communication.

Alison Stacy Klein
Electronic Notary Public
Commonwealth of Virginia
Registration No. 00359174
My Commission Expires March 31, 2029