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INSTRUMENT # 2026101071 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524168



Doc Stamp-Deed: \$1,505.00

Prepared by and Return to:  
Patty Reaves, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

File No.: 268169-91

**WARRANTY DEED**

This indenture made on **July 23, 2026** by **Rauk Mai World, LLC, a Florida limited liability company**, whose address is: 710 Laguna Drive, Venice, FL 34285 hereinafter called the "grantor", to **Richard J. Campbell and Anthony J. Ledford, a married couple**, whose address is: 3557 Old Mountain Road, Lexington, NC 27292, hereinafter called 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 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**, to-wit:

**Lots 8822 And 8823, SOUTH VENICE, UNIT NO. 31, According To The Plat Thereof, As Recorded In Plat 6, Page 84, Of The Public Records Of Sarasota County, Florida.**

Parcel Identification Number: **0451080019**

**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 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

**Rauk Mai World, LLC, a Florida limited liability company**

Apinya Van De Ree  
By Apinya Van De Ree, Manager

**Signed, sealed and delivered in our presence:**

[Signature]  
1st Witness Signature  
Print Name: VICIE KOZEZ  
Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

[Signature]  
2nd Witness Signature  
Print Name: Alicia Loupe  
Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ( ) online  
notarization on July 23, 2020, by **Apinya Van De Ree, Manager of Rauk Mai World,**  
**LLC, a Florida limited liability company**, who ( ) is/are personally known to me or who ☒ produced a valid  
Photo ID as identification.

[Signature]  
Notary Public Signature  
Printed Name:  
My Commission Expires:

(NOTARY SEAL)

