

Prepared by and return to:
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File No 9581-26LLC-FL

7/24/2026 3:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3524285

Doc Stamp-Deed: \$56.00

Parcel Identification No 0952125808

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of July, 2026** between **Capital Flight Investments LLC, a Utah Limited Liability Company**, whose post office address is **12800 Briar Forest Dr, Unit 167, Houston, TX 77077**, of the County of Harris, State of Texas, Grantor, to **Douglas Williams and Annette Kay Williams, husband and wife**, whose post office address is **1835 South Crest Drive, Peoria, IL 61605**, of the County of Peoria, State of Illinois, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 8, Block 1258, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 11, 11A through 11M, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 12800 Briar Forest Dr, Unit 167, Houston, TX 77077.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shaula Reyes
WITNESS #1 SIGNATURE

Shaula Reyes
WITNESS #1 PRINTED NAME

14542 SW 147t Ct Miami, FL 33196
WITNESS #1 ADDRESS

Kelly Nino
WITNESS #2 SIGNATURE

Kelly Nino
WITNESS #2 PRINTED NAME
7030 Tamara Lane, Apt
Lane Worth, FL

WITNESS #2 ADDRESS

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 22 day of July, 2026, by Sara Beth Hunter, Sole Member of Capital Flight Investments LLC, a Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced Driver license as identification.

Kelly Nino
Signature of Notary Public

Kelly Nino
Print, Type/Stamp Name of Notary

Capital Flight Investments LLC, a Utah Limited Liability Company

By: Sara Beth Hunter
Sara Beth Hunter, Sole Member

Notarized online using audio-video communication technology

