

7/24/2026 5:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524361

Doc Stamp-Deed: \$3,150.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road, 200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-612

Parcel ID: 0058050019

Consideration: \$450,000.00

Warranty Deed

Know All Men By These Presents that, **Jeffrey Dale Newhams, Personal Representative of The Estate of Michael Newhams A/K/A Michael Aaron Newhams, Ryan Matthew Newhams and Kinsey Noel Newhams**, (henceforth referred to as "Grantor") of **5 Gregory Court, Norwalk, CT 06855**, for consideration paid, grant to **The Simplex Group TD LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **431 North Shore Drive, Osprey, FL 34229**, 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 22, Block 91, SOUTH GATE, UNIT NO. 23, according to plat thereof as recorded in Plat Book 10, Page 22, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 24th day of July, 2026

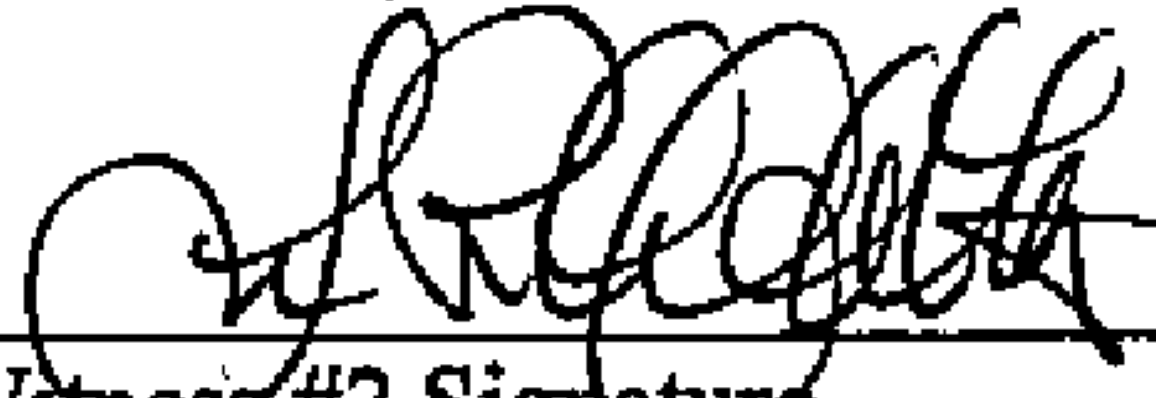


Witness #1 Signature

Berenice Escamilla

Witness #1 Printed Name

P.O. Address: 399 Post Road W.
Westport, CT 06880



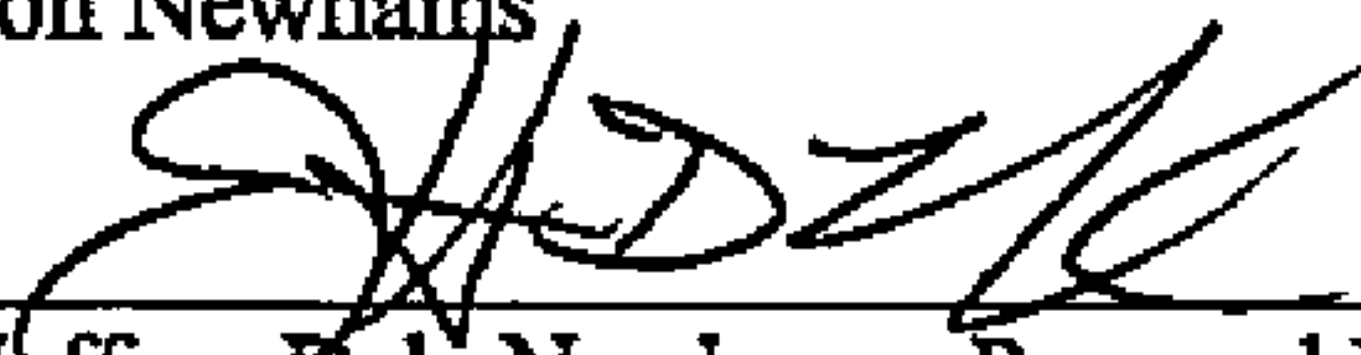
Witness #2 Signature

James Ross Littlefield III

Witness #2 Printed Name

P.O. Address: 399 Post Road W.
Westport, CT 06880

The Estate of Michael Newhams A/K/A Michael
Aaron Newhams

By: 

Jeffrey Dale Newhams, Personal Representative

STATE OF CONNECTICUT
COUNTY OF Fairfield

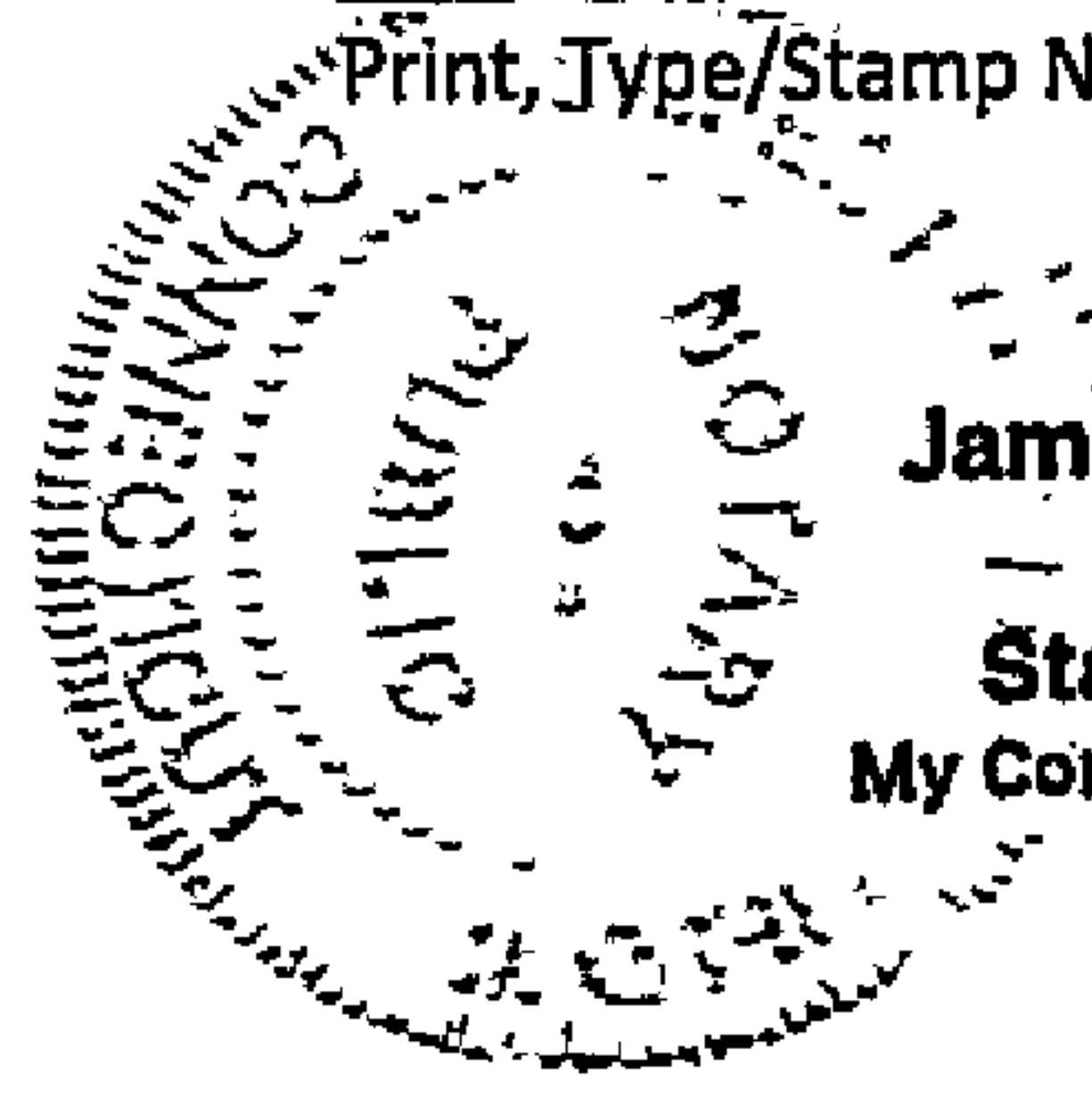
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 17th day of July, 2026, by Jeffrey Dale Newhams, Personal Representative of The Estate of
Michael Newhams A/K/A Michael Aaron Newhams, ☐ who is/are personally known to me or ☒ who
has/have produced CT Driver's License as identification.



Signature of Notary Public

James Ross Littlefield III

Print, Type/Stamp Name of Notary



James Ross Littlefield III
Notary Public
State of Connecticut
My Commission Exp 08/31/2030

Witness #1 Signature
Reid McCullough

Witness #1 Printed Name
P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

By: _____
Ryan Matthew Newhams
By: _____
Kinsey Noel Newhams

Witness #2 Signature
Hillary McCullough

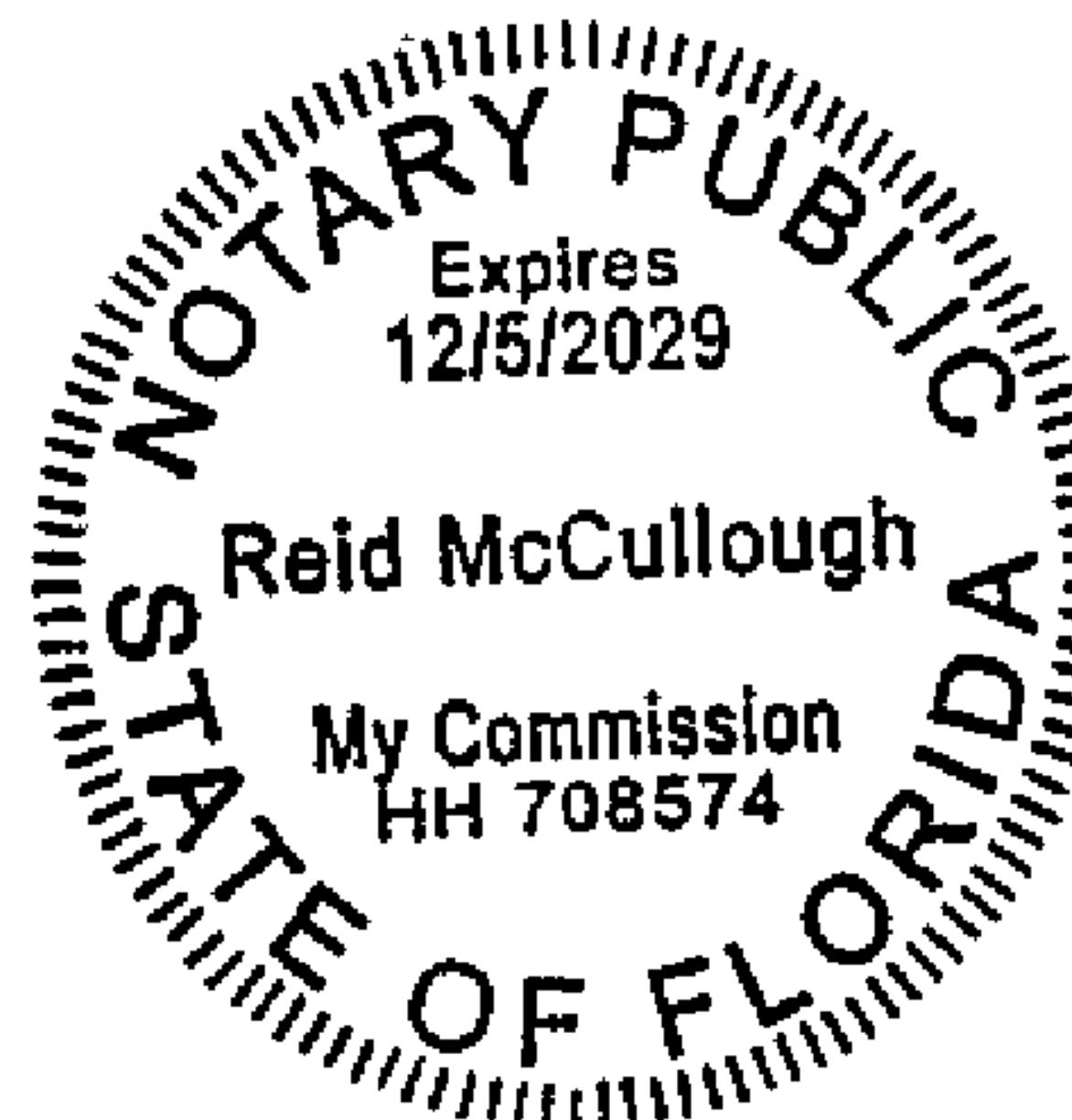
Witness #2 Printed Name
P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 16 day of July, 2026, Ryan Matthew Newhams and Kinsey Noel Newhams, (☐) who is/are personally known to me or (☒) who has/have produced Valid ID as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED