

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0461

Property address:
845 Highland St, Sarasota, Florida 34234

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107819 2 PG(S)

8/7/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529889

Doc Stamp-Deed: \$3,675.00

General Warranty Deed

Made this August 7, 2026 A.D. By **Peixoto Investments LLC**, a Florida Limited Liability Company, whose post office address is: 398 Bob White Dr, Sarasota, Florida 34236, hereinafter called the Grantor, to; **Alexander Robert Os**, unmarried, whose post office address is: 845 Highland St, Sarasota, Florida 34234, 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 \$525,000.00 and other valuable considerations, as part of an IRC 1031 Tax-Deferred Exchange, 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 6, Block A, HIGHLAND PINES, according to the map or plat thereof, as recorded in Plat Book 1, Page 130, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2005070061**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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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:

Witness 1 signature:

X Barbara Timpe

Witness 1 Printed Name and Address:

Barbara Timpe
24019 SE 243rd St
Maple Valley, WA 98038

Witness 2 signature:

X Seang K Te

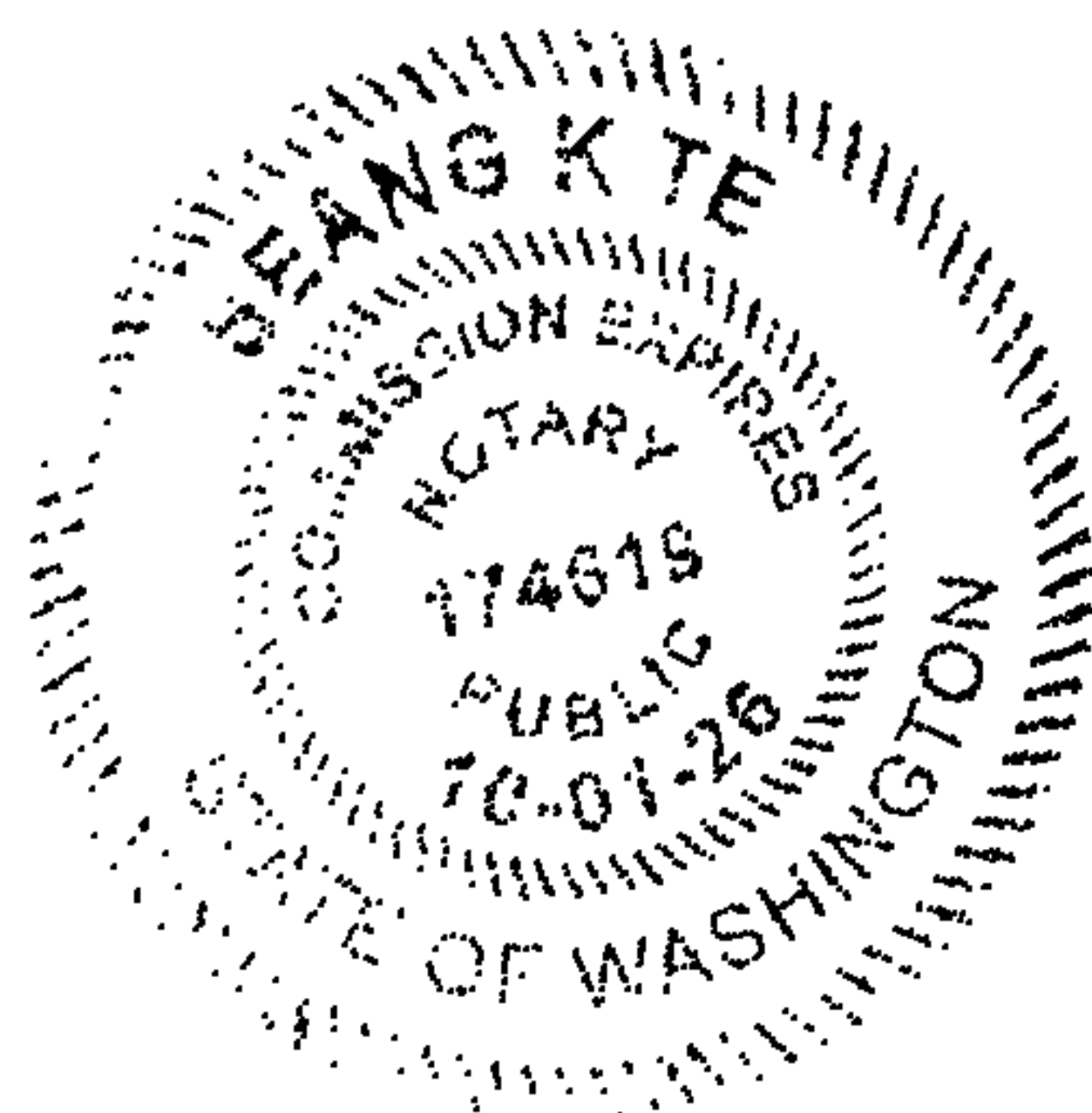
Witness 2 Printed Name and Address:

13036 SE Bent KANGLEY RD
KENT WA 98030

State of WASHINGTON County of KING

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 4 day of August, 2026, by **Joseph Peixoto**, who is/are personally known to me or who has produced WASHINGTON as identification.

Florida driver license



Peixoto Investments LLC, a Florida limited liability company

X Joseph Peixoto

By Joseph Peixoto

Its Manager

Address: 398 Bob White Dr, Sarasota, Florida 34236

X Seang K Te

Notary Public

Print Name: SEANG K TE

My Commission Expires: 10-01-2026

Seal: