

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108337 2 PG(S)
August 10, 2026 11 57 08 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$273 00



This instrument Prepared by and return to:

Name W Crit Smith, Esq
Susan S Thompson, Esq
Frank S Shaw, III, Esq

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2026-2232CA

Parcel I.D No.. 0854-09-0029

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the ^{5th} ~~7th~~ day of August, 2026, by **ALL ACRES LAND COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the grantor(s), to **CELSO BALAN, a married man**, whose post office address is **9610 SW 15th St, Miami, FL 33174** hereinafter called the grantee(s).

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10 00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Sarasota County, State of Florida**, viz:

Lots 3 and 4, Block D, PINELAND SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 22, of the Public Records of Sarasota County, Florida.

Subject to taxes for the year 2026 and subsequent years, restrictions, reservations, covenants and easements of record, 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple, that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 grantors have signed and sealed these presents, the day and year first above written

Signed, sealed and delivered in presence of:

First Witness Signature

Printed Name of First Witness

3520 Thomasville Road, 4th Floor
Address of First Witness

Tallahassee, FL 32309

Address of First Witness

Second Witness Signature

Printed Name of Second Witness

3520 Thomasville Road, 4th Floor
Address of Second Witness

Tallahassee, FL 32309

Address of Second Witness

ALL ACRES LAND COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:

RAYMOND SEAMAN
MANAGER

Address: 1400 VILLAGE SQUARE BLVD #3-82311
Tallahassee, FL 32312

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAYMOND SEAMAN, MANAGER of ALL ACRES LAND COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the company, under authority duly vested in him/her by the company. He/she/they (X) is/are personally known to me; or () produced _____ as identification. The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization and that an oath was not taken

Witness my hand and official seal in the County and State last aforesaid this ^{5th}~~30th~~ day of ^{August}~~JULY~~, A.D. 2026 *RL*

Notary Public Rubber Stamp Seal

Susan S. Thompson

Notary Signature:

Printed Notary Signature

MY COMMISSION EXPIRES: _____

