

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108847 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953

8/10/2026 4:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3530820

File No PC-26-96

Doc Stamp-Deed: \$10,500.00

Parcel Identification No 0408-06-0080

[Space Above This Line For Recording Data]

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

This indenture made the 10th day of August, 2026 between **Ford & Sons Real Estate Investors LLC, a Texas Limited Liability Company**, whose post office address is 2931 Ridge Road, Suite 101-197, Rockwall, TX 75032, of the County of Rockwall, Texas, Grantor, to **7820 Harding Avenue LLC, a Florida Limited Liability Company**, whose post office address is 3515 Crystal Court, Miami, FL 33133, of the County of Miami-Dade, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 8 and 9, Block 55, Gulf View Section of Venice, according to the Plat thereof, recorded in Plat Book 2, Page(s) 77, of the Public Records of Sarasota County, Florida.

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 Grantee 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:

Ford & Sons Real Estate Investors LLC, a Texas Limited Liability Company

By: Richard Chase Ford
Richard Chase Ford, Managing Member

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS 1 ADDRESS

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS 2 ADDRESS

Donovan Pritchard

WITNESS

PRINT NAME: Donovan Pritchard

Jake Ryan Richardson

WITNESS

PRINT NAME: Jake Ryan Richardson

STATE OF Florida
COUNTY OF Pasco

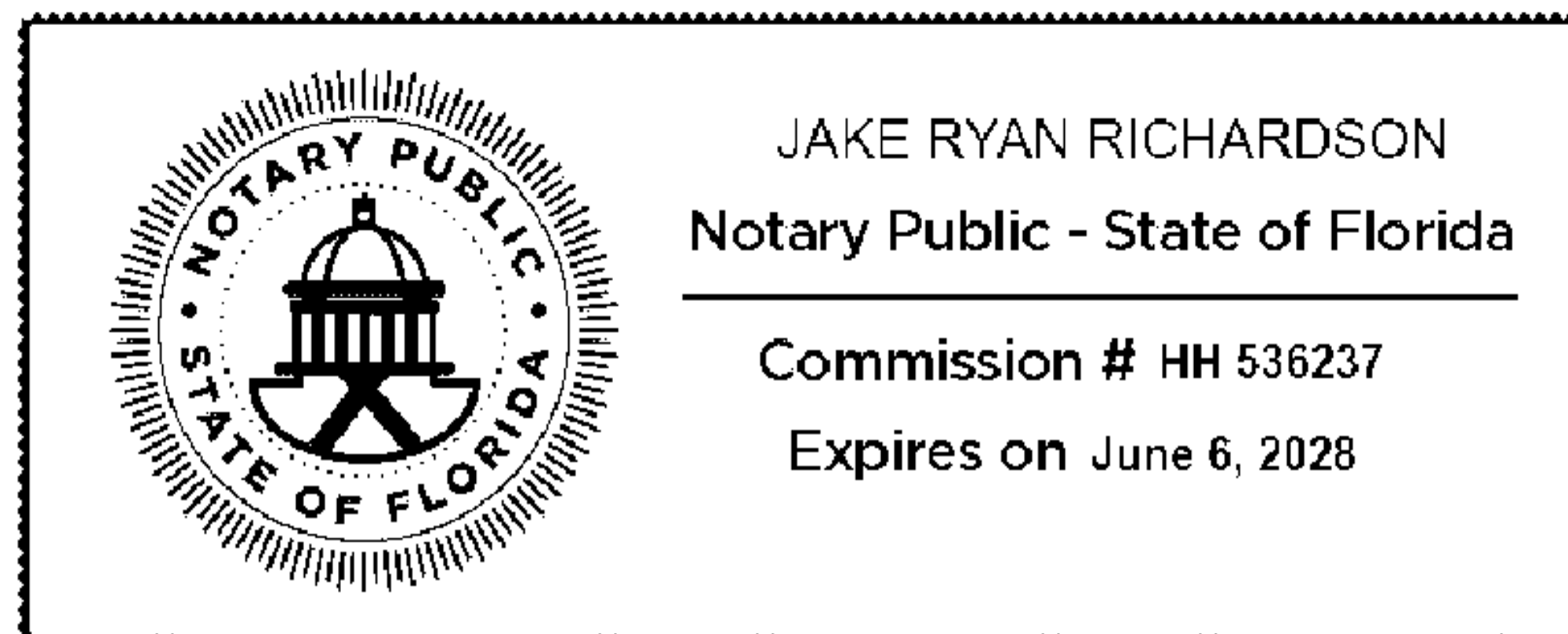
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 7th day of August, 2026, by Richard Chase Ford, Managing Member of Ford & Sons Real Estate Investors LLC, a TX Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced TX DL as identification.

Jake Ryan Richardson

Signature of Notary Public

Jake Ryan Richardson

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.