

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110979 2 PG(S)**

8/14/2026 11:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532703



Doc Stamp-Deed: \$3,143.00

Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 268639-91

WARRANTY DEED

This indenture made on **August 14, 2026** by **SC Acquisitions LLC, a New York Limited Liability Company**, whose address is: 833 Fanwood Ave, Valley Stream, NY 11581 hereinafter called the "grantor", to **Fred Wheeler and Elizabeth B. Wheeler, husband and wife**, whose address is: 3535 Village Green Drive, Sarasota, FL 34239, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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**, to-wit:

Lot 25, Block 1, VILLAGE GREEN CLUB ESTATES UNIT A, according to the Plat thereof, recorded in Plat Book 18, Page(s) 47 and 47-A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0059100008**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

SC Acquisitions LLC, a New York Limited Liability Company

Tzvi Cohen

By Tzvi Cohen, Sole Member/Manager

Signed, sealed and delivered in our presence:

Joy Macias

1st Witness Signature

Sage Wilson

2nd Witness Signature

Print Name: Joy Macias

Print Name: Sage Wilson

Address: 9823 Silver Lasso St

Address: 7640 Meadow Stream Loop

Las Vegas NV 89183

Chattanooga TN 37421

State of Tennessee

County of Hamilton

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online
notarization on this 13th day of August, 2026, by **Tzvi Cohen, Sole Member/Manager of SC**

Acquisitions LLC, a New York Limited Liability Company, who () is/are personally known to me or who (✓)
produced a valid New York Drivers License as identification.

Completed via Remote Online Notarization using 2 way Audio/Video technology.

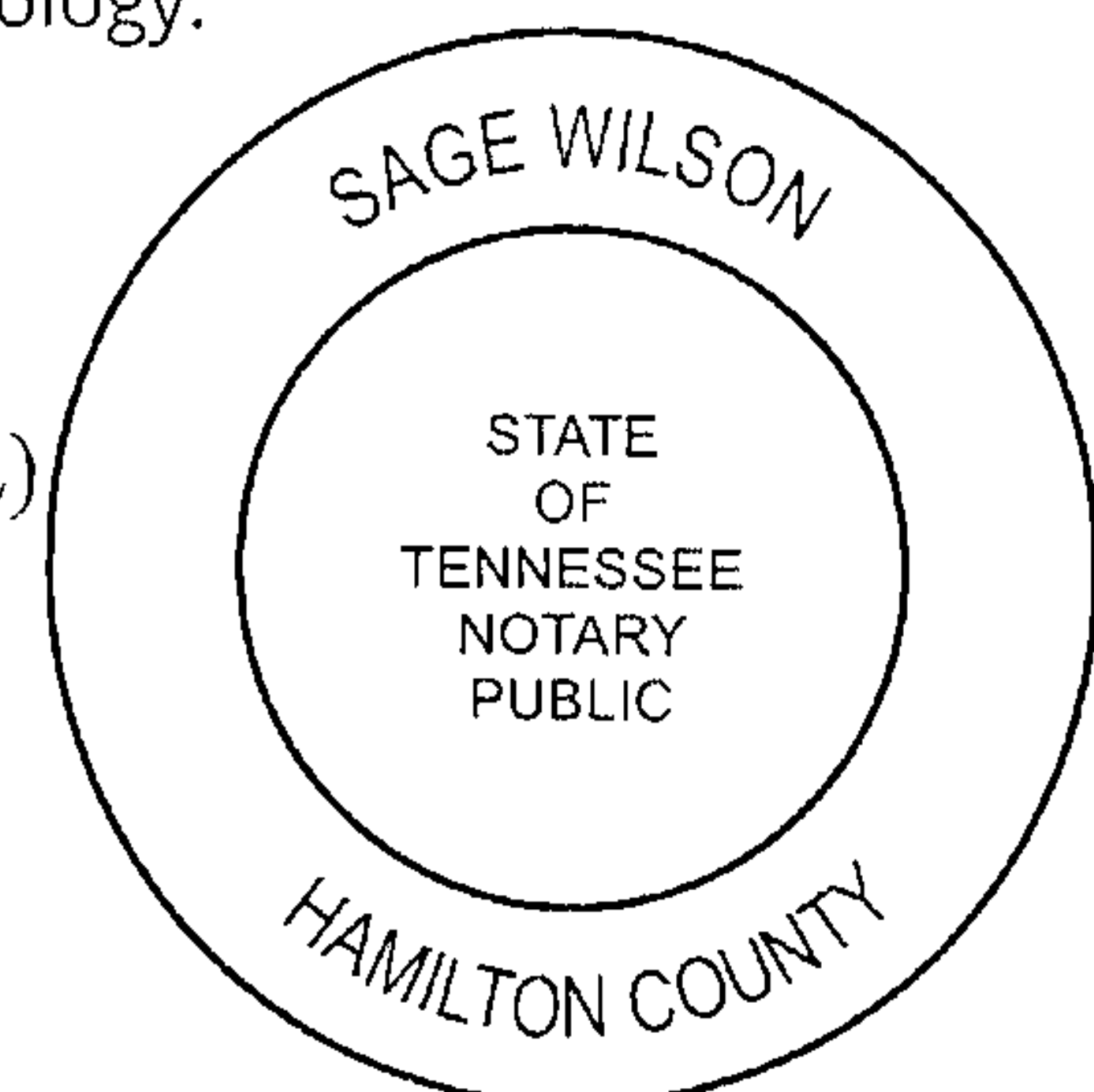
Sage Wilson

Notary Public Signature

Printed Name: Sage Wilson

My Commission Expires: 1/9/2028

(NOTARY SEAL)



Online Notary Public
My Commission Expires:
Jan 9, 2028