

Prepared by and return to:
Brittany Pugh
Rocket Close, LLC
600 North Westshore Boulevard
701
Tampa, FL 33609
(813) 279-6509
File No FL-113791

8/18/2026 10:20 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533745

Doc Stamp-Deed: \$2,240.00

Parcel Identification No 0137-07-0101

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17th day of August, 2026 between Simon Dann, Individually and as Trustee of The Michael C Dann Living Trust dated December 29, 2004, whose post office address is 6506 Turtle Point Place, Mason, OH 45040, of the County of Warren, State of Ohio, Grantor, to Hector Gonzalez, Jr and Destiny Gonzalez, husband and wife, whose post office address is 8710 Filson Place, Sarasota, FL 34231, of the County of FL, State of Florida, Grantees:

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

Lot 233, ISLES OF SARASOTA, UNIT 1, a Subdivision according to the plat thereof recorded in Plat Book 45, Pages 21, 21A through 21J, Inclusive, In 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 Grantees 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:

Michael C Dann Living Trust dated December 29, 2004

By: [Signature]
Simon Dann, Individually and as Trustee

Tila D. Lane
WITNESS
PRINT NAME: Tila D. Lane

[Signature]
WITNESS
PRINT NAME: Lorna M Garibian

2837 E Tusheesee Dr.
Fairfield, OH 45011
WITNESS 1 ADDRESS

3422 Wildwood Drive
Mainerville, OH 45039
WITNESS 2 ADDRESS

STATE OF OHIO

COUNTY OF WARREN

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 14TH day of AUGUST, 2026, by Simon Dann, Individually and as Trustee of The Michael C Dann Living Trust dated December 29, 2004 () who is/are personally known to me or (X) who has/have produced drivers license as identification.

(Seal)



LORNA M GARIBIAN
Notary Public, State of Ohio
Commission #: 2016-RE-566898
My Commission Expires 02/03/2031

[Signature]
Signature of Notary Public

Lorna M Garibian
Print, Type or Stamp Name of Notary

Personally Known: _____
OR Produced Identification: ☒
Type of Identification Produced: Drivers License