

2/28

Prepared by and return to:
✓ Thomas C. Tyler, Jr, Esquire
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-412-3451
File Number SU-26.6920
Consideration. \$930,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117493 2 PG(S)
August 28, 2026 11 48 20 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$6,510 00


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Warranty Deed

This Warranty Deed made this 27th day of August, 2026 between **FORD & SONS REAL ESTATE INVESTORS, LLC**, a Texas Limited Liability Company whose post office address is 2931 Ridge Rd. Ste 101-197, Rockwall, TX 75032, grantor, and **ARRD, LLC**, a Florida Limited Liability Company whose post office address is 12044 Legacy Estates Blvd., Sarasota, FL 34238, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

PARCEL 1:

Condominium Units 1, 2, 3, 4 and 5 of **CENTURY PLAZA, A CONDOMINIUM**, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2157, Page 2961, and according to the Plat thereof recorded in Condominium Plat Book 28, Pages 18, 18A and 18B, of the Public Records of Sarasota County, Florida, together with any and all amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.

PARCEL 2:

Lot 6, Block 2, **BARTLETT SUBDIVISION**, according to the map or plat thereof, as recorded in Plat Book 5, Page 62, of the Public Records of Sarasota County, Florida;

LESS AND EXCEPT THE FOLLOWING: Commence at the Southeast corner of said Lot 6; thence along the south line of said Lot 6, South 89°50'51" West, 167.34 feet for a POINT OF BEGINNING; thence continue along said south line South 89°50'51" West, 7.90 feet; thence North 27°43'54" West, 100.09 feet to the north line of said Lot 6; thence along said north line North 89°50'58" East, 7.90 feet; thence South 27°43'54" East, 100.09 feet to the POINT OF BEGINNING.

PARCEL 3:

Lot 7, Block 2, **LESS** right-of-way for State Road 776 recorded in Official Records Book 2700, Page 1832, **BARTLETT SUBDIVISION**, according to the map or plat thereof, as recorded in Plat Book 5 Page 62 both of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0485031001; 0485030021; 0485030022

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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.

DoubleTime®

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**.

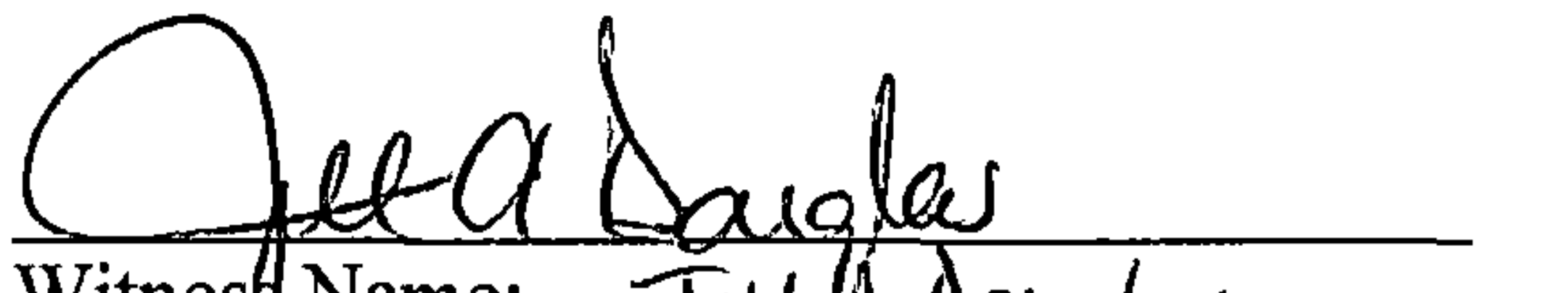
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FORD & SONS REAL ESTATE INVESTORS,
LLC, a Texas Limited Liability Company


Witness Name: Chris Belmonte
Witness Address: 137 Liberty Lane
Rockwall TX

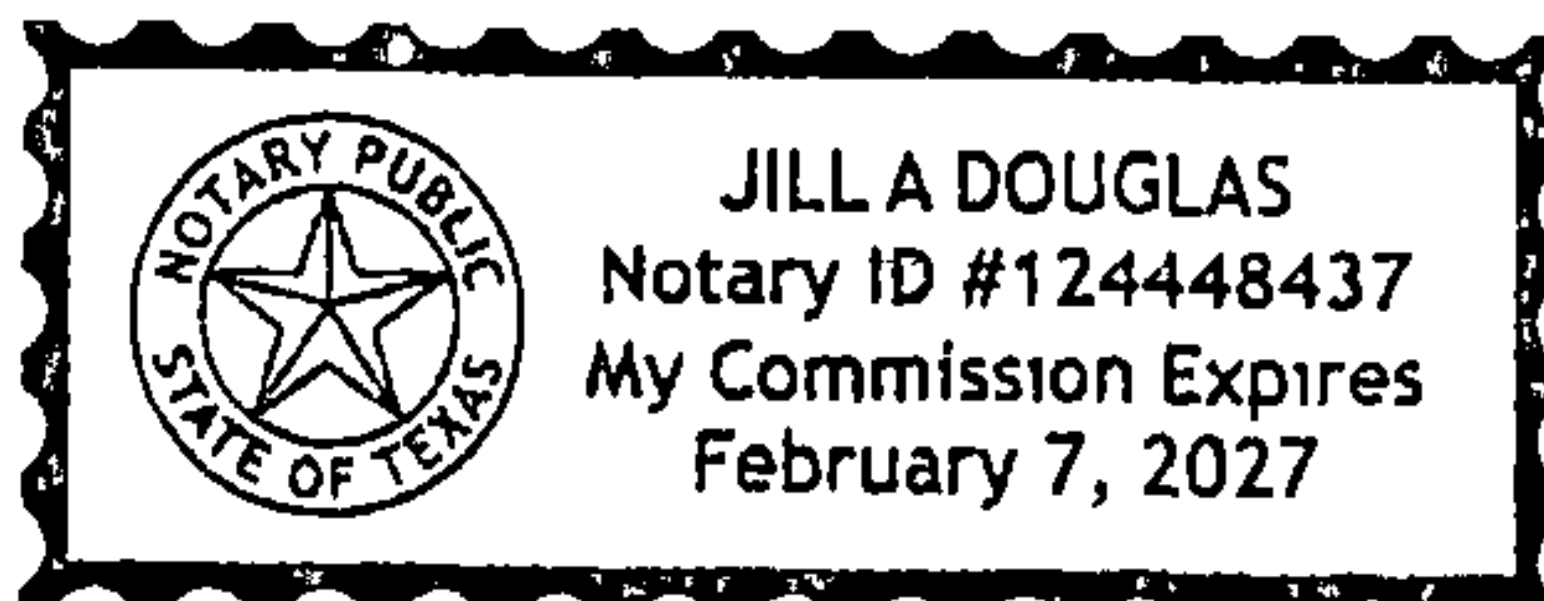
By: 
Richard Chase Ford, Manager

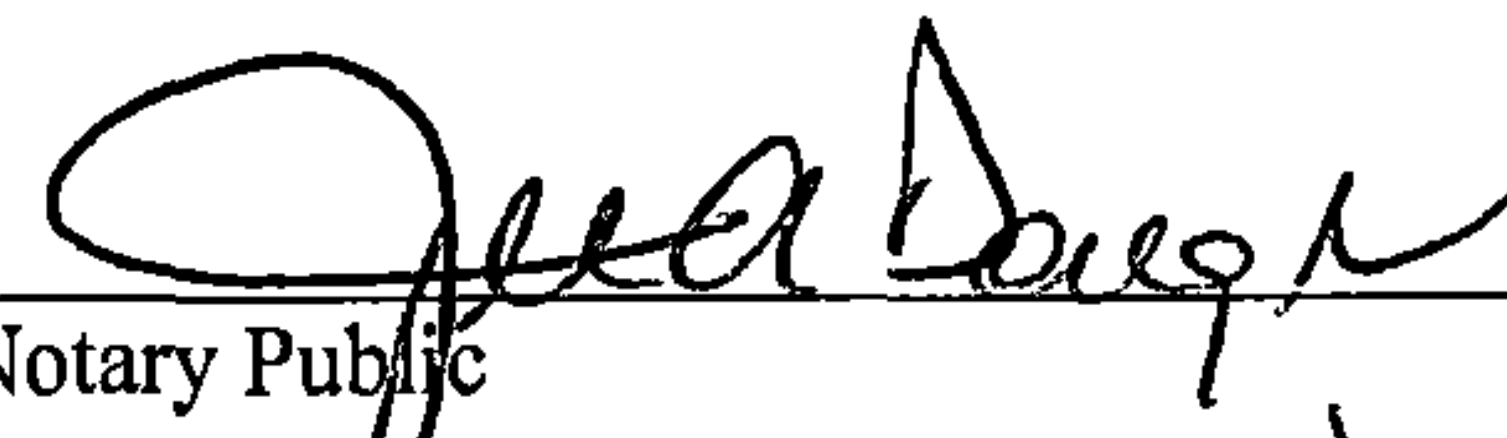

Witness Name: Jill A Douglas
Witness Address: 3201 Mallards Pond
Garland, Tx 75043

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026 by Richard Chase Ford, Manager of FORD & SONS REAL ESTATE INVESTORS, LLC, a Texas Limited Liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Texas driver's licenses as identification.

[Notary Seal]




Notary Public
Printed Name: Jill A Douglas
My Commission Expires: 02/07/27