

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119591 3 PG(S)

9/1/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540098



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$2,380.00

File No 2026-202

Consideration 340,000.00

Parcel Identification No 2035020039

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WARRANTY DEED

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

This indenture made the 31st day of August, 2026 between L & L Capital Investments LLC, a Florida Limited Liability Company, and Grandview Ventures LLC, a Florida Limited Liability Company, whose post office address is 7411 Raleigh Street, Hollywood, FL 33024, of the County of Broward, Florida, Grantor, to Evan L. Gibbs, a single man, whose post office address is 2547 Loma Linda St, Sarasota, FL 34239, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00) 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:

LOT 12, BLOCK A, RUSTIC LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 155, 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Grandview Ventures LLC, a Florida Limited Liability Company

By: Abimael Ochoa
Abimael Ochoa, Manager

7549 Luminary Dr Williamsburg VA 23188

WITNESS 1 ADDRESS

3033 Ohio Drive Frisco TX 75035

WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Dennis Trung Giang

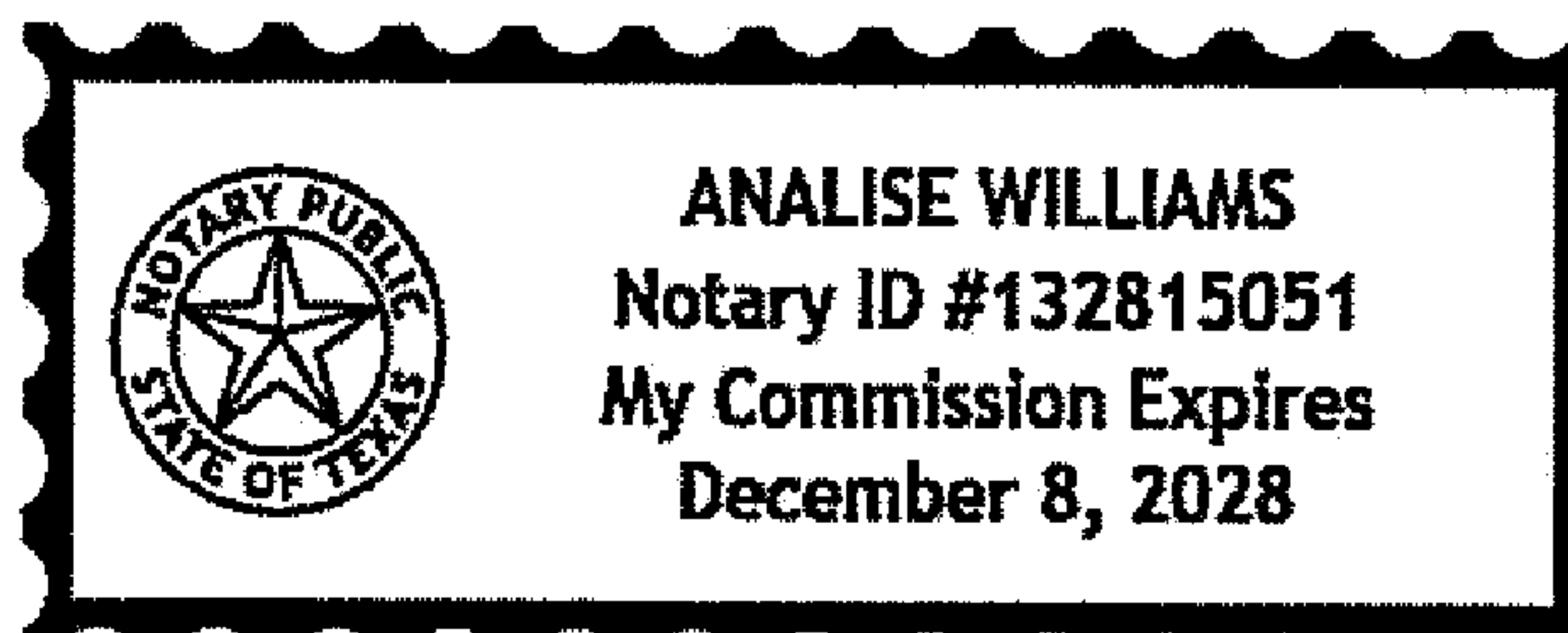
Analise Williams
WITNESS
PRINT NAME: Analise Williams

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28th day of August, 2026, by Abimael Ochoa, Manager of Grandview Ventures LLC, a Florida limited liability company, ☐ who is/are personally known to me or ☒ who has/have produced FL driver license as identification.

Analise Williams
Signature of Notary Public

Analise Williams
Print, Type/Stamp Name of Notary



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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

L & L Capital Investments LLC, a Florida Limited Liability Company

By: _____

Ricardo Romero, Authorized Member

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS

PRINT NAME:

Holly M. Nikolich

WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS

PRINT NAME:

Elizabeth A. Wexler

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 30th day of August, 2026, by Ricardo Romero, Authorized Member of L & L Capital Investments LLC, a Florida limited liability company, (X) who is/are personally known to me or () who has/have produced _____ as identification.

Holly M. Nikolich
Signature of Notary Public

Print, Type/Stamp Name of Notary

