

9/2/2026 12:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540316

Doc Stamp-Deed: \$3,500.00

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-05891

Warranty Deed

This Warranty Deed, dated 9-1-2026 by **Sunhold LLC, a Florida limited liability company**, hereinafter called the Grantor, to **Andrew J. VanWychen and Sara Ann VanWychen, Husband And Wife**, who has a mailing address of 1310 Cielo Ct, North Venice, FL 34275 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 94, WILLOW CHASE, according to the map or plat thereof, as recorded in Plat Book 45, Page 15, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0376020940

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Sunhold LLC, a Florida limited liability company

Wendy Ingorvaia

By: Wendy Ingorvaia, Manager
After Closing Address:
7750 Okeechobee Blvd #4 Pmb 84
West Palm Beach, FL 33411

Claudia M. Mendez

Witness: (Signature)

Claudia M Mendez

Printed Name

221 W Hibiscus Blvd #120

Address

Melbourne, FL 32901

City, State, Zip

Jaclene Elyse Dobbins-Baptiste

Witness: (Signature)

Jaclene Elyse Dobbins-Baptiste

Printed Name

875 E Silverado Ranch Blvd

Address

Las Vegas, NV 89183

City, State, Zip

STATE OF: Nevada

COUNTY OF: Clark

The foregoing instrument was acknowledged on 08/28/2026 by means of () physical presence or (X) online notarization By: Wendy Ingorvaia, Manager of Sunhold LLC, a Florida limited liability company who is () personally known to me; or (X) produced a Driver License as identification.

Jaclene Elyse Dobbins-Baptiste

Notary Public (signature)



Jaclene Elyse Dobbins-Baptiste
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-1883-01
Expires November 17, 2029

Print Name:

Jaclene Elyse Dobbins-Baptiste

My Commission Expires:

11/17/2029

Notarized remotely using audio-video communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Sunhold LLC, a Florida limited liability company

Crystal Nicolson
By: Crystal Nicolson, Manager
After Closing Address:
Address: 1222 Merlot Dr
City, State Zip: Palm Beach Gardens, FL 33410

Claudia M. Mendez
Witness: (Signature)
Claudia M Mendez
Printed Name
221 W Hibiscus Blvd #120
Address
Melbourne, FL 32901
City, State, Zip

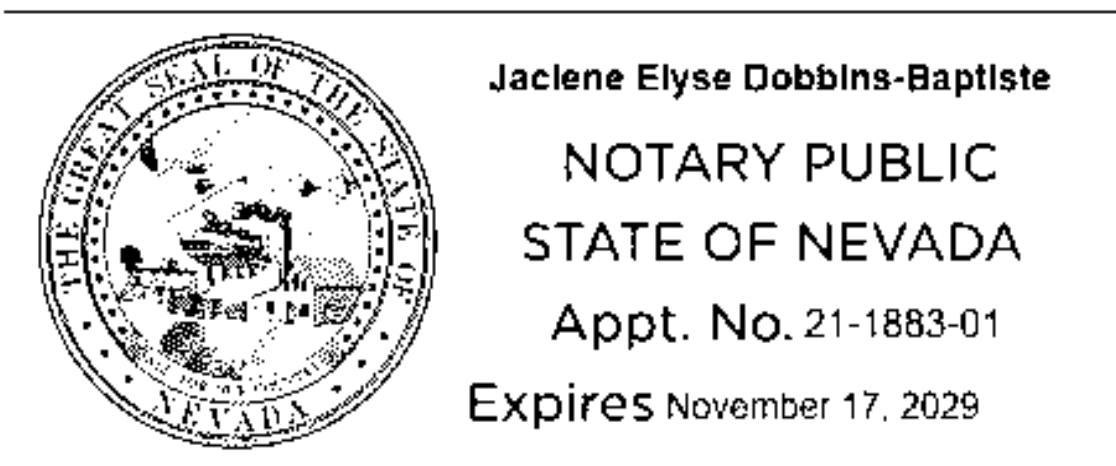
Jaclene Elyse Dobbins-Baptiste
Witness: (Signature)
Jaclene Elyse Dobbins-Baptiste
Printed Name
875 E Silverado Ranch Blvd
Address
Las Vegas, NV 89183
City, State, Zip

STATE OF: Nevada
COUNTY OF: Clark

The foregoing instrument was acknowledged on 08/28/2026 by means of () physical presence or (x) online notarization By: Crystal Nicolson, Manager of Sunhold LLC, a Florida limited liability company who is () personally known to me; or (X) produced a Driver License as identification.

Jaclene Elyse Dobbins-Baptiste
Notary Public (signature)

Print Name: Jaclene Elyse Dobbins-Baptiste
My Commission Expires: 11/17/2029



Notarized remotely using audio-video communication technology via Proof.