

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126182 3 PG(S)**

9/16/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545799

Doc Stamp-Deed: \$3,013.50

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No: 2026-6934

Purchase Price: \$430,500.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$3,013.50

Parcel Identification No.: 0059040020

WARRANTY DEED

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

THIS INDENTURE made this September 15th, 2026, between **Properties 180 LLC, a Nevada Limited Liability Company**, whose post office address is **5342 Clark Rd, #3108, Sarasota, FL 34233**, hereinafter referred to as the “GRANTOR”, to **Golden Bear Partners, LLC, a Florida Limited Liability Company**, whose post office address is **2949 Bougainvillea Street, Sarasota, FL 34239**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 4, Block 147, South Gate, Unit 34, according to the plat thereof recorded in Plat Book 10, page 62, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Natalie Leonardo

Printed Name: Natalie Leonardo

P.O. Address: _____

8810 Cranesbill Ave, Colfax NC 27235

Properties 180 LLC, a Nevada Limited Liability
Company

By: Raul Luna

Raul Luna, as Manager

WITNESSES #2:

Luz Batista

Printed Name: Luz Batista

P.O. Address: P.O. Box 1205

Chesapeake VA 23327

STATE OF Virginia
COUNTY OF Chesapeake city

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10th day of September, 2026, by Raul Luna, as Manager of Properties 180 LLC, a NV Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.

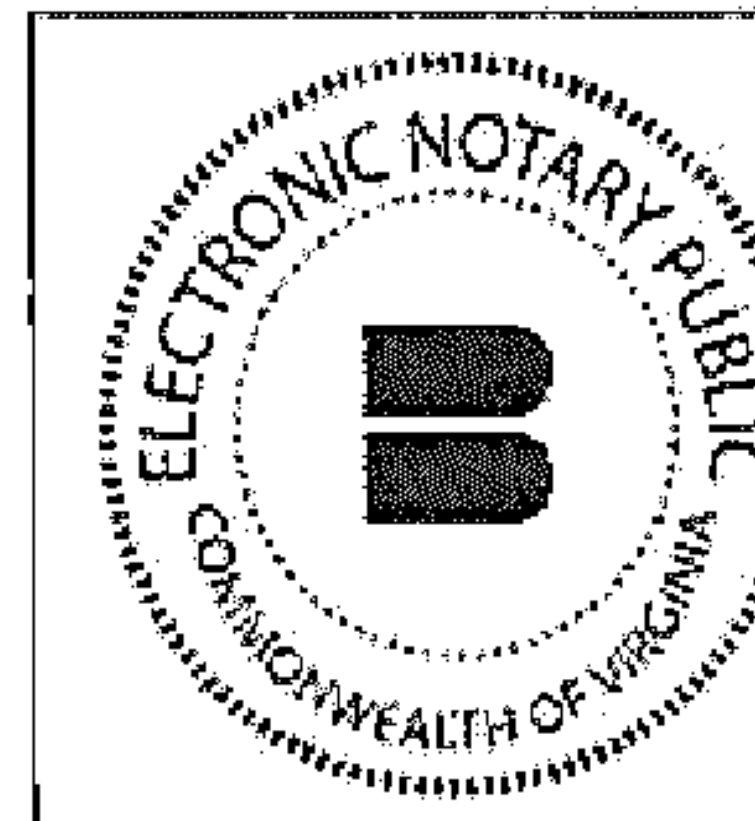
Luz Batista

Signature of Notary Public

Luz Batista

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Luz Batista
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7764210
Commission Expires: 12/31/2027

CONSENT TO ACTION WITHOUT A MEETING OF
THE MEMBERS OF PROPERTIES 180, LLC

A Nevada Limited Liability Company

In accordance with the provisions of Nevada Law, **Raul Luna and Rocio Luna, Members of PROPERTIES 180, LLC** hereby consents to the following action:

RESOLVED that Raul Luna and Rocio Luna are the Members of PROPERTIES 180, LLC.

This is to be effective as of **02/10/2026** and be it FURTHER RESOLVED that **Raul Luna and Rocio Luna** are hereby given full authority to act, as well as sign, on behalf of and transact business for **PROPERTIES 180, LLC**, which may include but is not limited to opening and maintaining corporate banking accounts, brokerage accounts and signing on behalf of the LLC to purchase and sell investment properties or company assets.

FURTHER RESOLVED that any and only one Member of **PROPERTIES 180, LLC** is required to sign on behalf of this company.

IN WITNESS WHEREOF, the undersigned has executed this written consent as of the date hereof.

Dated 02/10/2026



Raul Luna, Member



Rocio Luna, Member