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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545803

Doc Stamp-Deed: \$332.50

Prepared by and return to:

Lisa K. Hillman

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260433

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 16 day of September 2026, between Vitos Family Group Corp., as Trustee of the Capilla Lane Trust dated June 12, 2025 whose post office address is 2957 Novus Street, Sarasota, Florida 34237, grantor, and Rockhill Developers L.L.C., a Florida Limited Liability Company whose post office address is 4961 Topsail Drive, Nokomis, Florida 34275, 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:

Lots 20 and 21, Block 15, WARM MINERAL SPRINGS, UNIT NO. 81, a subdivision according to the plat thereof recorded in Plat Book 9, Page 46, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0770060021 & 0770060022

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

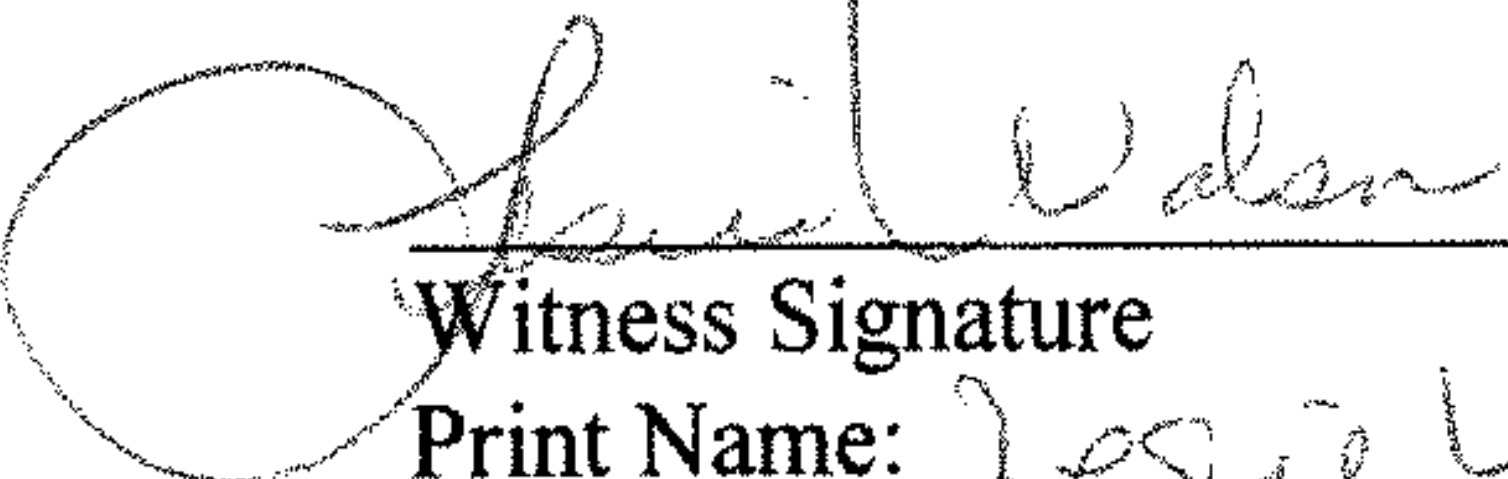
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with 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:



Witness Signature
Print Name: Lisa K Hillman
13801 Tamiami Trl, Ste C, North Port, FL 34287



Witness Signature
Print Name: Leslie Walsen
13801 Tamiami Trl, Ste C, North Port, FL 34287

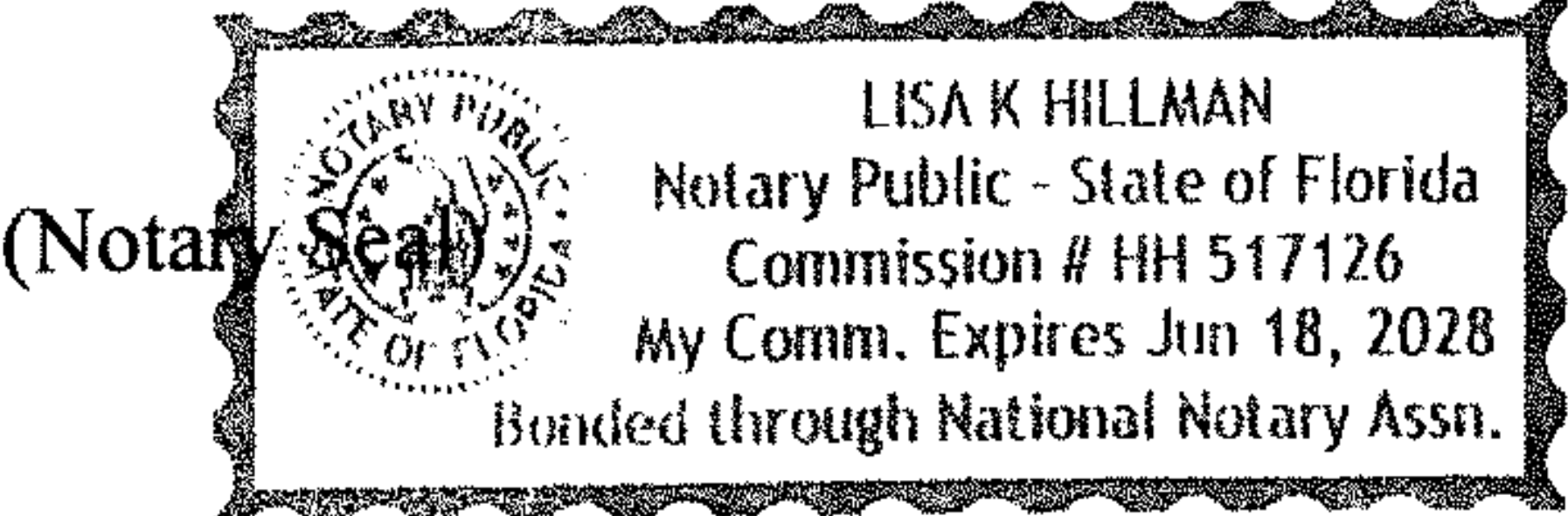
Vitos Family Group Corp., Trustee



Name: **Vitaliy Osipov**
Title: **President**

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 16 of September, 2026 by Vitaliy Osipov - President, Vitos Family Group Corp., Trustee who ☐ is personally known or ☒ has produced a driver's license as identification.





Notary Public
Printed Name: _____
My Commission Expires: _____