

Prepared by and return to:

Adam May

Lehigh-Premier Reputation Title Agency

3507 Lee Boulevard

Ste 260

Lehigh Acres, FL 33971

(239) 369-0363

File No L-2546

9/22/2026 12:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547536

Doc Stamp-Deed: \$14.70

Parcel Identification No 1125232813

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WARRANTY DEED

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

This indenture made the 21st day of September, 2026, between **Bonnie Obright, an unmarried woman**, whose post office address is 503 Greystone Boulevard, Cabot, AR 72023, of the County of Lonoke, Arkansas, Grantor, to **MGR Investment Group LLC, a Florida Limited Liability Company**, whose post office address is 1446 Embers Parkway West, Cape Coral, FL 33993, of the County of Lee, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 13, Block 2328, Forty-Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 46, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 503 Greystone Boulevard, Cabot, AR 72023.

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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Bonnie Ann Obright
Bonnie Obright

Melanie Gonzalez
WITNESS
PRINT NAME: Melanie Gonzalez

Soraima L. Martinez
WITNESS
PRINT NAME: Soraima Martinez

540 E 48 St
Hialeah, FL 33013
WITNESS 1 ADDRESS

670 W 71st Pl
Hialeah, FL 33014
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 21st day of September, 2026, by Bonnie Obright, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Melanie Gonzalez
Signature of Notary Public

Melanie Gonzalez
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

