

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026128957 2 PG(S)**

Consideration: \$645,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Gabriele Bodanza, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239

9/23/2026 12:20 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3548226

Property Appraiser's Parcel ID No.: 0102060027

**Doc Stamp-Deed: \$4,515.00**

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 18th day of September, 2026, by and between **THE SIMPLEX GROUP TD, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **431 North Shore Drive, Osprey, FL 34229** (hereinafter "GRANTOR"), and **STEVEN P. MELLO AS TRUSTEE OF THE DAWN ALBRECHT-PARYS SELF SETTLED IRREVOCABLE TRUST FOR ASSETS OTHER THAN S CORPORATION STOCK, DATED JUNE 11, 2007**, whose address is **2770 North Beach Road, 402, Englewood, FL 34223** (hereinafter "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 17, BLOCK 22, OF GULF GATE UNIT NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Elizabeth Malone-Roth*  
Printed Name Elizabeth Malone-Roth  
P.O. Address 3700 S. TAMiami Trl.  
Sarasota, FL 34239

(2) *Carolina Rocha-Jaje*  
Printed Name CAROLINA ROCHA-JAJE  
P.O. Address 3700 S. TAMiami Trl.  
Sarasota, FL 34239

GRANTOR:

The Simplex Group TD, LLC, a Florida Limited Liability Company

By: *Tyler Dumont*  
Tyler Dumont  
Its: Authorized Member

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 17th day of September, 2026, by Tyler Dumont, Authorized Member of The Simplex Group TD, LLC, a Florida Limited Liability Company, on behalf of the company, ( ) who is/are personally known to me or (X) who has/have produced Driver License as identification.

*Carolina Rocha-Jaje*  
Signature of Notary Public

Print, Type/Stamp Name of Notary

