

4/1/2026 1:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474606

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
1931 Tamiami Trail, Unit 8
Port Charlotte, FL 33948

Doc Stamp-Deed: \$2,268.00

File No.: PC-2026-4992
Parcel ID Number: 0966-05-4804

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of March, 2026 between Rising Investments, Inc., a Florida Corporation, whose post office address is 17641 Charnwood Drive, Boca Raton, FL 33498, of the County of Palm Beach, State of Florida, Grantor, to William Samuel Bates, an unmarried man, and Priscila Freitas de Sa, a single woman, as joint tenants with right of survivorship, whose post office address is 273 Manor Rd, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 4, Block 548, 18th Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 14, Page(s) 6, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS 1 SIGNATURE
PRINT NAME: Kayla Birchfield

WITNESS 1 ADDRESS:

1931 Tamiami Trl. Ste 7

Port Charlotte, FL 33948



WITNESS 2 SIGNATURE
PRINT NAME: Jessica Ferrault


WITNESS 2 ADDRESS:

1931 Tamiami Trl. Ste 7

Port Charlotte, FL 33948

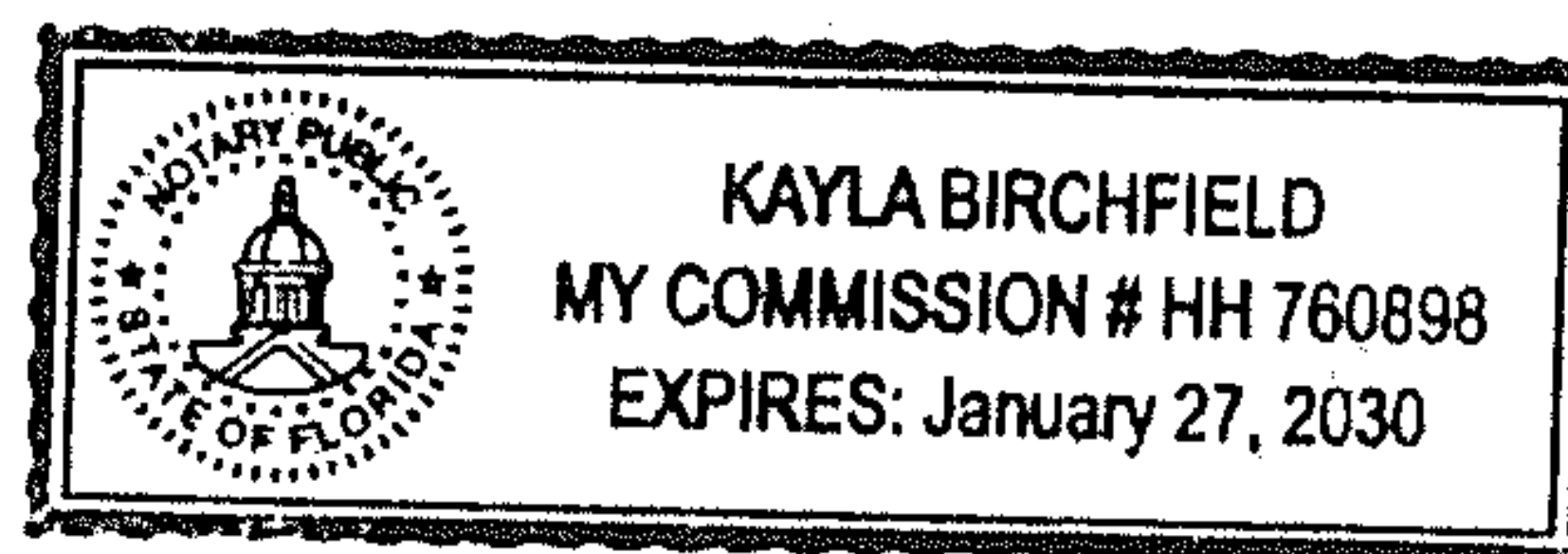
STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of March, 2026, by Gabriel Cernea, President of Rising Investments, Inc., a FL Corporation, on behalf of the corporation, who is/are personally known to me or who has/have produced _____ as identification.



Signature of Notary Public
Kayla Birchfield

Print, Type/Stamp Name of Notary



(NOTARY SEAL)