

4/6/2026 12:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476066

Doc Stamp-Deed: \$105.00

Return to:
CalAtlantic National Title Solutions, LLC
5505 Waterford District Drive, 5th Floor
Miami, FL 33126

This Instrument Prepared
under the supervision of:

Melinda Price
CalAtlantic National Title Solutions, LLC
5505 Waterford District Drive, 5th Floor
Miami, FL 33126

Property Appraisers Parcel Identification (Folio) No.:
1144095804

Our File No.: 110041-001648-FL

WARRANTY DEED

This Warranty Deed (this "Deed") executed as of this 2 day of April, 2026 by Gateway Connections, LLC, a Florida limited liability company, and having its principal place of business at 34 Tantangara Pl Woodcroft Nsw 2767, Australia, hereinafter called the grantor(s), to Florida SL, LLC, a Florida limited liability company, whose post office address is 10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966, hereinafter called the grantee(s):

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year of closing and subsequent years which are not yet due and payable; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Wendy Lois Nelson
First Witness Signature

Wendy Lois Nelson
First Witness Printed Name

First Witness Address:
586 Blue Ridge Dr, Blue Ridge, VA 24064

Tara Melissa Allen
Second Witness Signature

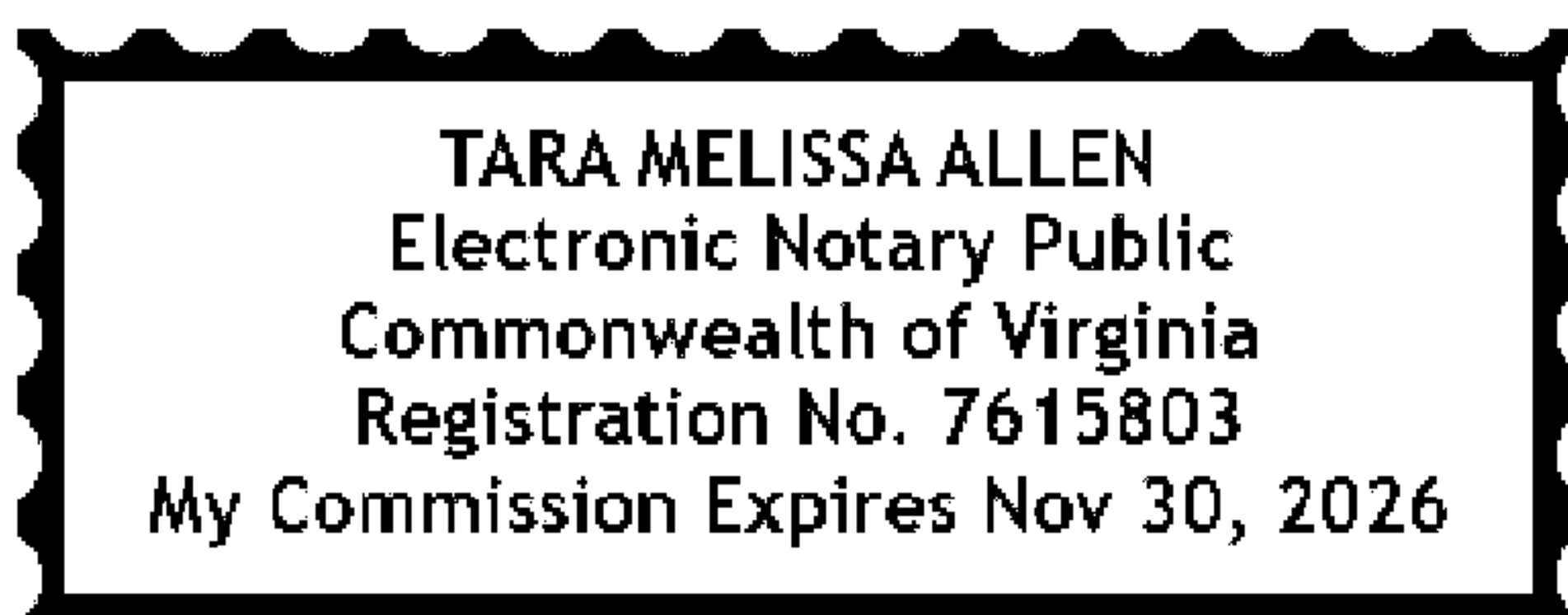
Tara Melissa Allen
Second Witness Printed Name

Second Witness Address:
8125 Quail Hill Ln, Prince George VA 23875

State of Virginia
County of Prince George

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2 day of April, 2026, by Rajendra Singh, the Managing Member of Gateway Connections, LLC, a Florida limited liability company, on behalf of the limited liability company, who has produced Driver's License as identification or is personally known to me to be the person(s) therein.

(NOTARY STAMP / SEAL)



Gateway Connections, LLC, a Florida limited liability company
BY: Rajendra Singh
Rajendra Singh
Managing Member

Tara Melissa Allen
Notary Public, State of Virginia

Print Name: Tara Melissa Allen

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT A

LOT 4, BLOCK 958, TWENTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 10, 10A THROUGH
10J, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.