

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048209 2 PG(S)**

4/13/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479430

Prepared by and Return to:
Heidi Short
HomeLight Title LLC
2203 North Lois Avenue
Suite 710
Tampa, FL 33607
File # FL-2026-21720

Doc Stamp-Deed: \$1,137.50

Property Parcel Tax ID: 0852-13-0001

WARRANTY DEED

THIS INDENTURE, Made this 10th day of April, 2026, by and between Arcane Holdings, Inc., whose mailing address is: 9148 Bonita Beach Road Southeast, Ste 203, Bonita Springs, FL 34135, hereinafter referred to as "Grantor", and Jeffrey L. Nolette, a single man, whose mailing address is: 275 Main Street, Rutland, MA 01543, hereinafter referred to as "Grantee",

WITNESSETH, that Grantor, for an in the consideration of the sum of ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100, (\$162,500.00) and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell unto Grantee, the Grantee's heirs, successor and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described real property located and situate in the county of SARASOTA, Florida, to-wit:

LOT 12, JENNABELLE LANE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as street and number: **90 North Broadway, Englewood, FL 34223**

CONVEYANCE is herein made subject to all easements, and building or use restrictions of record, including but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the Grantor, of in and to the same.

TO HAVE AND TO HOLD, the same in fee simple unto Grantee, Grantee's heirs and assigns, to their proper use, benefit and behalf forever.

GRANTOR further hereby warrants with the Grantee that the Grantor is lawfully seized of said land, and hereby warrants the title of said land and will defend the same against lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to date of transfer.

(THIS SECTION INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has hereunto set his/her/their hand and seal the day and year first above written.

Arcane Holdings. Inc., a Florida Corporation

By: Kevin W. Bartlett
Kevin W. Bartlett, Owner

Signed, Sealed and Delivered in our Presence:

Dineshwar Lall
Print Witness Name

Dineshwar Lall
Witness Signature

22434 Peachland Blvd Port Charlotte FL 33954
Witness Address

Rabina Lall
Print Witness Name

Rabina Lall
Witness Signature

22434 Peachland Blvd Port Charlotte FL 33954
Witness Address

STATE of Florida

COUNTY of Charlotte

The foregoing instrument was acknowledged before me by means of [] physical presence or [☒] online notarization this 8th day of April, 2026, by Arcane Holdings. Inc..

Witness my hand and official seal.

Dineshwar Lall
Notary Public

Print, Type or Stamp Name of Notary

[] Personally Known, or [☒] Produced Identification

Type of Identification Produced: Drivers license

Notarized online using audio-video communication

