

4/16/2026 10:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481076

Doc Stamp-Deed: \$98.00

**Incident to the issuance of title insurance.**

Prepared by and return to:

Lisa Southland

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750226-02717

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**Warranty Deed**

This Warranty Deed, dated 4/14/2026 by **Trusted Land Buyers, LLC, A Massachusetts Limited Liability Company**, hereinafter called the Grantor, to **Falcon Power Rentals LLC, A Florida Limited Liability Company**, who has a mailing address of 102 Mirano Way Unit 2308, Nokomis, FL 34275 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

**Lot 15, Block 1533, Thirty-First Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 15, 15A through 15F, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0942153315**

**Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Trusted Land Buyers, LLC, A Massachusetts  
Limited Liability Company

*Raymond Lawton, Manager*

**By: Raymond Lawton, Manager**

After Closing Address:  
449 Canal Street  
Apt 1512  
Somerville, MA 02145

*Swetha Chander Medipally*

Witness: (Signature)

Swetha Chander Medipally

Printed Name

1313 Cypress Ct

Address

Norhtlake, TX 76226

City, State, Zip

*X Giannelli*

Witness: (Signature)

Xiomara J Giannelli

Printed Name

1091 McKinnon Ave.

Address

Oviedo, FL 32765

City, State, Zip

STATE OF: Florida

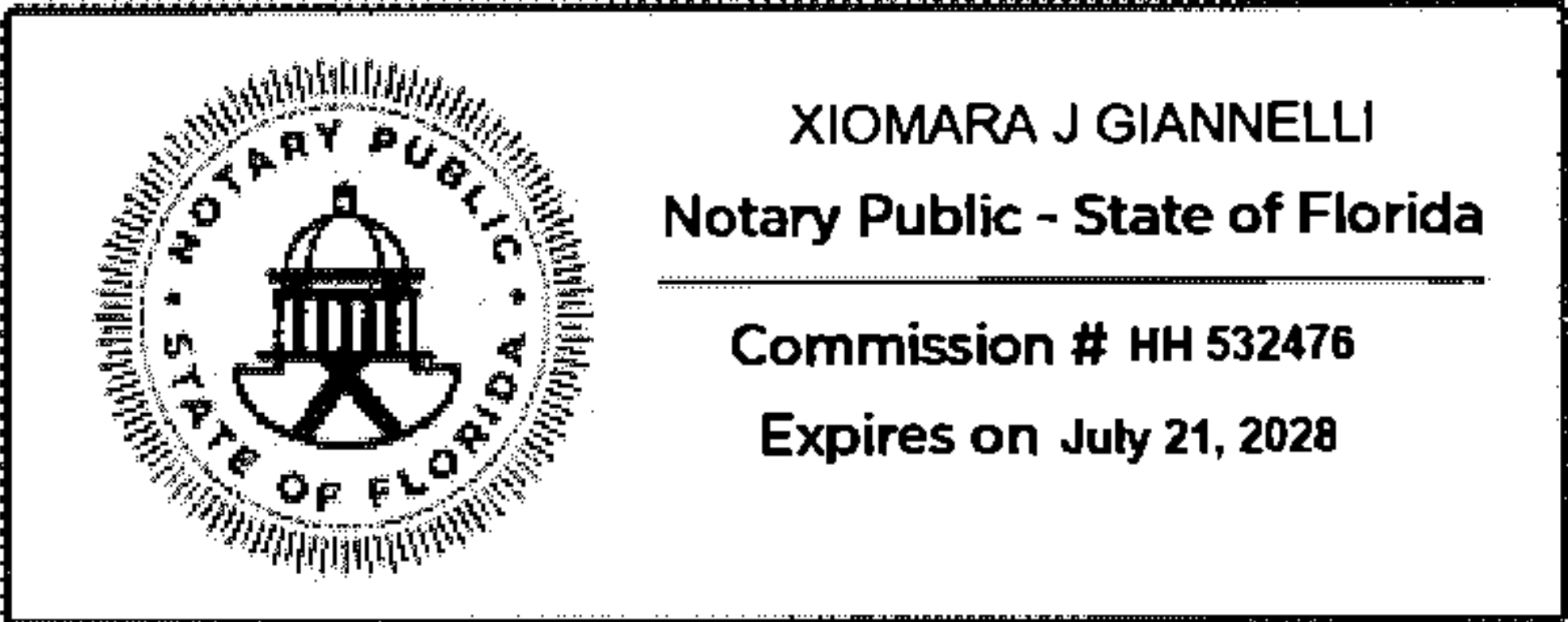
COUNTY OF: Seminole County

The foregoing instrument was acknowledged on 04/14/2026 by means of ( ) physical presence or  
() online notarization **By: Raymond Lawton, Manager of Trusted Land Buyers, LLC, A Massachusetts Limited  
Liability Company**

who is ( ) personally known to me; or ( X ) produced a DRIVER LICENSE as identification.

*X Giannelli*  
\_\_\_\_\_  
Notary Public (signature)

Print Name: Xiomara J Giannelli  
My Commission Expires: 07/21/2028



Notarized remotely online using communication technology via Proof.