

4/17/2026 11:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481867

Prepared by and return to:  
Cristina Doolittle  
Alliance Group Title, LLC  
14850 Tamiami Trail  
North Port, Florida 34287

File Number: 26-172

Doc Stamp-Deed: \$90.30

## **General Warranty Deed**

**This Indenture**, made this April 17, 2026 A.D. By **Compass Land USA Fund 1 LP, a Delaware Limited Partnership**, whose post office address is: 6659 Schaefer Road, Suite 1004, Dearborn, Michigan 48126, hereinafter called the grantor, to Kervens Byron, **a single man**, whose post office address is: 3900 SW 52nd Unit 903, Hollywood, Florida 33023, hereinafter called the grantee:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 4, Block 621, Replat of a Portion of Fourteenth Addition to PORT CHARLOTTE  
Subdivision according to the plat thereof, as recorded in Plat Book 15, Page 9, of the Public  
Records of Sarasota County, Florida.

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) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0969062104**

Subject to reservations, restrictions, and easements of record.

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Shannon Dobson*

Witness Signature  
Print Witness Name: Shannon Dobson

Print Witness Address: 41 Sandwich St S.

City and zip code: Amherstburg, ON N9V 1Z5

*Janice Olive Busch*

Witness Signature  
Print Witness Name: Janice Olive Busch

Print Witness Address: 41 Sandwich St. S.

City and zip code: Amherstburg, ON N9V 1Z5

Compass Land USA Fund 1 LP, a Delaware Limited Partnership

*Andrew Gaasenbeek*

By: Compass Land, Inc, its General Partner, by Andrew Gaasenbeek, President of Compass Land, Inc.

Gaasenbeek AG. *AG JB*

COUNTRY OF CANADA

PROVINCE OF ONTARIO  
*AG JB. AG JB*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of April, 2026, by Andrew Gaasenbeek, President of Compass Land, Inc., General Partner of Compass Land USA Fund 1 LP, who is/are personally known to me or who has produced ONTARIO DRIVER'S LICENCE as identification.

[SEAL]

*Janice Olive Busch*

Notary Public  
Print Name: JANICE OLIVE BUSCH

My Commission Expires: NO EXPIRY.

