

4/17/2026 3:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482239



Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$66.50

File No.: 265440-95

## **WARRANTY DEED**

This indenture made on **April 17, 2026** by **Nelson Fernandez, a single man**, whose address is: 15 Higgins St, Great Barrington, MA 01230 hereinafter called the "grantor", to **Eagletree Holdings LLC, a California Limited Liability Company**, whose address is: 63 Via Pico Plaza #544, San Clemente, CA 92672, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 10, Block 2575, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page 8, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 1142257510

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Nelson Fernandez  
Nelson Fernandez

**Signed, sealed and delivered in our presence:**

Kevin Clayton Crowell  
1st Witness Signature

Jacqueline Brown  
2nd Witness Signature

Print Name: Kevin Clayton Crowell

Print Name: Jacqueline Brown

Address: 2978 Eagle Nest View Dr.

Address: 2978 Eagle Nest View Dr.

Winter Haven FL 33881

Winter Haven FL 33881

State of Florida

County of Polk

The Foregoing Instrument Was Acknowledged before me by means of ( ) physical presence or (  ) online notarization on 04/16/2026, by **Nelson Fernandez**, who ( ) is/are personally known to me or who (  ) produced a valid Driver License as identification.

Notarized online using audio-video communication

Kevin Clayton Crowell  
Notary Public Signature  
Printed Name: Kevin Clayton Crowell  
My Commission Expires: 08/10/2026

