

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026054122 2 PG(S)**

4/23/2026 1:07 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**CSC**

Receipt # 3484695

**Prepared By:**

Alan Sandler  
Near North Title Group LLC  
2861 Placida Rd, Unit B  
Englewood, FL 34224

**Return To:**

Near North Title Group LLC  
2861 Placida Rd, Unit B  
Englewood, FL 34224

**Doc Stamp-Deed: \$1,260.00**

Order No.: FL2605959

Property Appraiser's Parcel I.D. (folio) Number:  
0853030037

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 21st day of April, 2026, by QUICK HELP PROPERTIES, LLC, a Nevada Limited Liability Company, existing under the laws of Nevada, and having its principal place of business at 5342 Clark rd., #177, Sarasota, FL 34233 (the "Grantor"), to Colin Cuddihy, a single man, whose post office address is 306 E. Langsner St., Englewood, FL 34223 (the "Grantee").

(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, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 17, Block 4, Subdivision of Block 5 Prospect Park, according to the map or plat thereof, as recorded in Plat Book 1, Page 150, of the Public Records of Sarasota County, Florida.

Grantor hereby avers that said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon.

Subject to easements, restrictions, reservations and limitations of record, 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; 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: 2025.

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

Signed, sealed and delivered in presence of.

Kimberly Gilbert  
Witness Signature  
KIMBERLY GILBERT  
Printed Name of First Witness  
2861-B Placida Road  
Englewood, FL 34224  
Address of First Witness

QUICK HELP PROPERTIES, LLC, a Nevada Limited Liability Company

BY: [Signature]  
Alberto Bravo Diaz  
Manager

BY: [Signature]  
Jacqueline I Araujo Bravo  
Manager

Lisa J Rincones  
Witness Signature  
Lisa J Rincones  
Printed Name of Second Witness  
2861-B Placida Road  
Englewood, FL 34224  
Address of Second Witness

STATE OF FLORIDA

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X Physical Presence or \_\_\_\_\_ Online Notarization on this 20th day of April, 2026 by Alberto Bravo Diaz as Manager and Jacqueline I Araujo Bravo as Manager of QUICK HELP PROPERTIES, LLC, a Nevada Limited Liability Company.

Personally known \_\_\_\_\_  
or Produced Identification \_\_\_\_\_  
Type of Identification Produced FL DRIVERS

[Signature]  
Notary Public  
Print Name:  
My Commission Expires:

