

4/24/2026 1:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485334

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260237

Doc Stamp-Deed: \$210.00

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Warranty Deed

This Warranty Deed made this 24 day of April 2026, between **Tiffany T. Tesar n/k/a Tiffany T. Chin-Yee, a married woman** whose post office address is **5656 Bronx Avenue, Sarasota, Florida 34231**, grantor, and **HIVETEX LLC, a Florida Limited Liability Company** whose post office address is **14260 Tamiami Trail, North Port, Florida 34287**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lots 1 and 3, Block 1350, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0971135001 & 0971135003

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

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, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Lisa K Hillman

Witness

Lisa K Hillman

Witness Name Printed

13801 Tamiami Trl

North Port FL 34287

Witness Address

Tiffany T. Tesar n/k/a Tiffany T. Chin-Yee

Tiffany T. Tesar n/k/a Tiffany T. Chin-Yee

Leslie Walker

Witness

Leslie Walker

Witness Name Printed

13801 Tamiami Trl

North Port FL 34287

Witness Address

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 of April, 2026 by Tiffany T. Tesar n/k/a Tiffany T. Chin-Yee, a married woman, who is personally known or has produced a driver's license as identification.

Lisa K Hillman

Notary Public

Printed Name: _____

My Commission Expires: _____

(Notary Seal)

