

4/24/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485616

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$91.70

File No.: PC-2026-6075
Parcel ID Number: 1120-15-6404

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of April, 2026** between **Khalid Khan and Uzma Khan, husband and wife**, whose post office address is **325 Fairview Avenue, Rehoboth, MA 02769**, of the County of Bristol, Commonwealth of Massachusetts, Grantors, to **Fidens Investments, LLC, a Florida Limited Liability Company**, whose post office address is **17641 Charnwood Drive, Boca Raton, FL 33498**, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 4, Block 1564, Thirty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erin McManis
WITNESS 1 SIGNATURE
PRINT NAME: Erin McManis

WITNESS 1 ADDRESS:
37 Prospect St
N. Providence, RI 02904

Khalid Khan
Khalid Khan
Uzma Khan
Uzma Khan

WITNESS 2 SIGNATURE
PRINT NAME: Lori A. Guarniero

WITNESS 2 ADDRESS:
1647 Warwick Ave
Warwick, RI 02889

STATE OF RI
COUNTY OF Kent

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2026, by Khalid Khan and Uzma Khan, who is/are personally known to me or who has/have produced _____ as identification.

Sheree L Hackett
Signature of Notary Public

Sheree L Hackett
Print, Type/Stamp Name of Notary

(NOTARY SEAL)
Sheree L Hackett
Notary Public, State of Rhode Island
My Commission Expires Nov. 10, 2029
ID #774234