

4/30/2026 4:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488180



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: \$70.00

File No.: 265715-95

WARRANTY DEED

This indenture made on ^{April 30} ~~October 30~~, 2026 by **JRA USA Investments, LLC a Florida Limited Liability Company**, whose address is: 15747 Sweet Lemon Way, Winter Garden, FL 34787 hereinafter called the "grantor", to **Landsun Properties 2, LLC, a Florida Limited Liability Company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291, 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 5, Block 2349, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1150234905

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.

JRA USA Investments, LLC a Florida Limited Liability Company

Ana Mudesta Candido Reis
By Ana Mudesta Candido Reis, Managing member

Signed, sealed and delivered in our presence:

Hanh
1st Witness Signature

Vuth Rey
2nd Witness Signature

Print Name: Hanh Nguyen

Print Name: Vuth Rey

Address: 16558 Silvercaw Palm Dr
Winter Garden, FL 34787

Address: 16558 Silvercaw Palm Dr
Winter Garden, FL 34787

State of FL

County of Orange

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4/30/2020, by Ana Mudesta Candido Reis, Managing member of JRA USA Investments, LLC a Florida Limited Liability Company, who () is/are personally known to me or who () produced a valid FL DL as identification.

Vuth Rey
Notary Public Signature
Printed Name: Vuth Rey
My Commission Expires:

JAN 28 2028

(NOTARY SEAL)

