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5/6/2026 10:27 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490430

This instrument prepared by:

Michael Fuino, B.C.S City Attorney
City of North Port
4970 City Hall Blvd.
North Port, FL 34286

Doc Stamp-Deed: \$0.70

Return to:

City Clerk
City of North Port
4970 City Hall Blvd.
North Port, FL 34286

PARCEL IDENTIFICATION NO. 0962110080

WARRANTY DEED

THIS INDENTURE, made on May 5, 2026, is between City of North Port, Florida, a municipal corporation of the State of Florida ("Grantor"), whose mailing address is 1100 N. Chamberlain Blvd., North Port, FL 34286; and Sentinel Fund SPV XII, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 189 South Orange Avenue, Suite 1650, Orlando, Florida, 32801.

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, assigned, contributed, bargained, and transferred to Grantee, its successors and assigns in fee simple forever, the following described land, situated, lying, and being in the County of Sarasota, State of Florida:

Lot 8, NORTH PORT INDUSTRIAL PARK, according to the plat thereof as recorded in Plat Book 37, Pages 37 and 37A of the Official Records of the Sarasota County, Florida Clerk of the Circuit Court, Sarasota County Property Appraiser PID # 0962110080.

This conveyance is made subject to ad valorem taxes assessed subsequent to December 31, 2026 and subsequent years; and covenants, conditions, restrictions, easements, reservations, and limitations of record, if any. Grantor fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, Grantor has executed this instrument on the date set forth in the acknowledgment below.

WITNESSES:

Heather Faust
Witness Name: Heather Faust
Mailing Address: 4970 City Hall Blvd. North Port, FL 34288

Jana Fritz
Witness Name: Jana Fritz
4970 City Hall Blvd. North Port, FL 34288

GRANTOR

A. Jerome Fletcher II
CITY OF NORTH PORT, FLORIDA
A. JEROME FLETCHER II, ICMA-CM, MPA
City Manager
1100 N. Chamberlain Blvd.
North Port, FL 34286

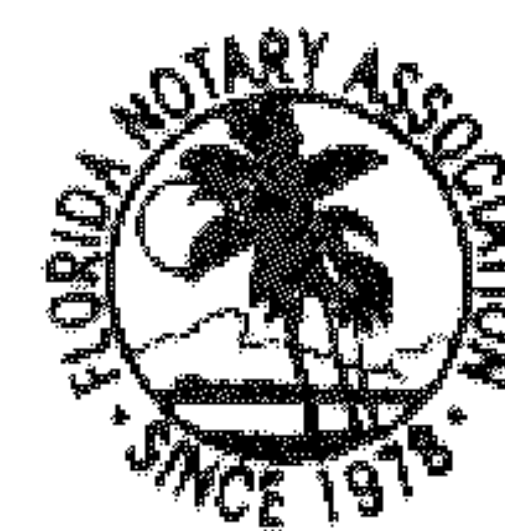
ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May 2026, by A. JEROME FLETCHER II, ICMA-CM, MPA, as City Manager for City Commission of the City of North Port, Florida as the governing body of the North Port Road and Drainage District.

Sara Lane
Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____



SARA LANE
Notary Public
State of Florida
Comm# HH637639
Expires 2/5/2029