

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 5874-26SW-FL

5/6/2026 1:50 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490600

Doc Stamp-Deed: \$58.10

Parcel Identification No 1148199504

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 6th day of May, 2026 between Blanche Melendez and Maipi Melendez, wife and husband, whose post office address is **Po Box 402, WESTBROOKVILLE, NY 12785**, of the County of Sullivan, State of New York, Grantors , to **Next Level Estates LLC, a Florida Limited Liability Company**, whose post office address is **2426 Altoona Avenue, North Port, FL 34286**, of the County of Sarasota, 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 1995, Forty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 33, 33A through 33Y, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: Po Box 402, WESTBROOKVILLE, NY 12785.

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

Subject to taxes for 2027 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:

Mia Darivel Martinez Santos
WITNESS #1 SIGNATURE

Mia Darivel Martinez Santos
WITNESS #1 PRINTED NAME

5973 Bent Pine Drive Apt 2021, Orlando, FL 32822
WITNESS #1 ADDRESS

Sumner Rawn Wilson II
WITNESS #2 SIGNATURE

Sumner Rawn Wilson II
WITNESS #2 PRINTED NAME

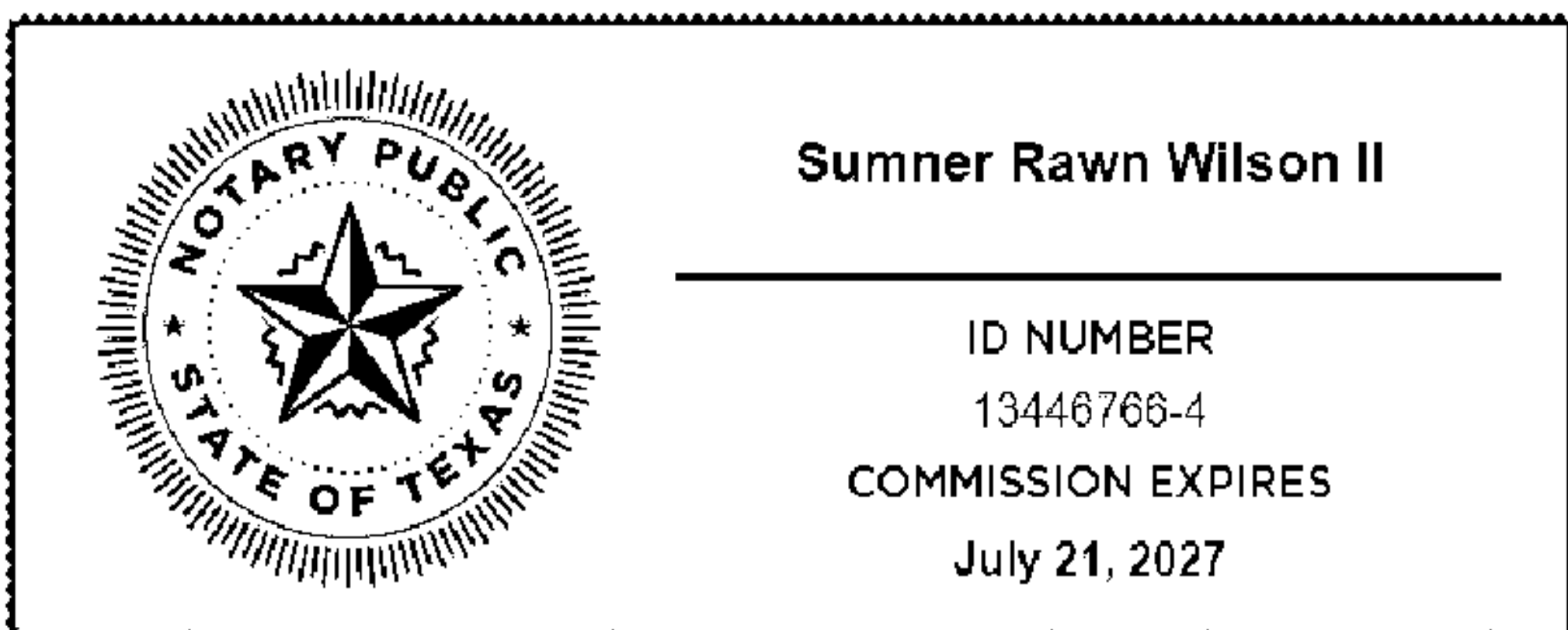
6316 Sudbury Way, North Richland Hills, TX 76182
WITNESS #2 ADDRESS

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 5th day of May, 2026, by Blanche Melendez and Maipi Melendez, () who is/are personally known to me or () who has/have produced DRIVER LICENSE as identification.

Sumner Rawn Wilson II
Signature of Notary Public

Sumner Rawn Wilson II
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.