

5/6/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490630



Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

Doc Stamp-Deed: \$98.00

File No.: 265692-93

WARRANTY DEED

This indenture made on **May 06, 2026** by **Trans-Global Investments, Inc.**, whose address is: 4524 Chandlers Forde, Sarasota, FL 34235 hereinafter called the "grantor", to **Asminda Medina, a married woman**, whose address is: 2858 Dongola St., 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 7, Block 1263, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 11, 11A through 11M, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0954126307

Subject to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

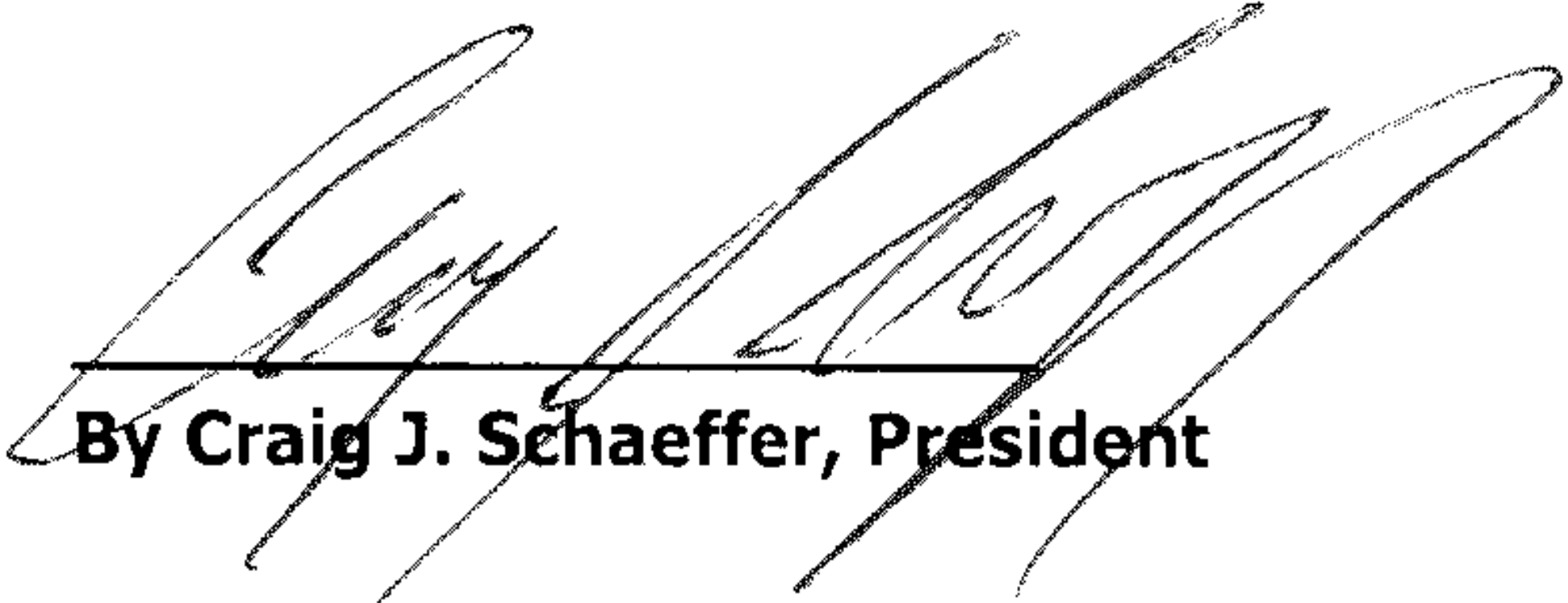
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

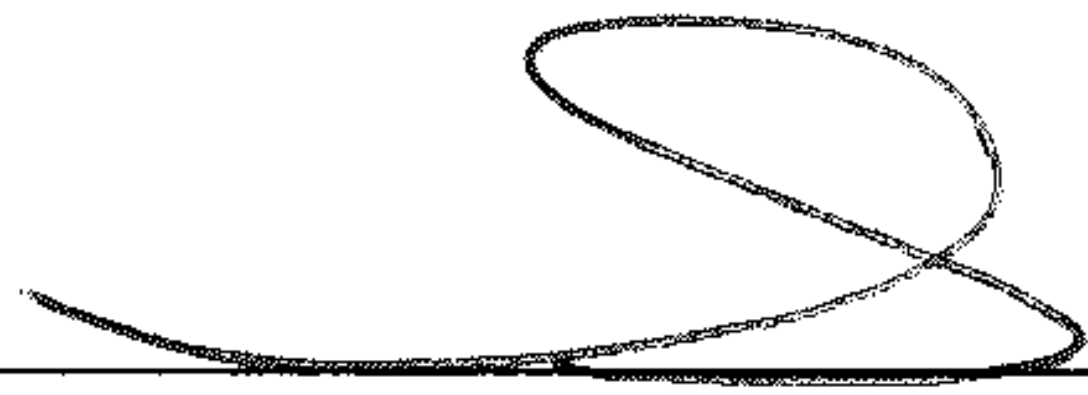
And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Trans-Global Investments, Inc.


By Craig J. Schaeffer, President

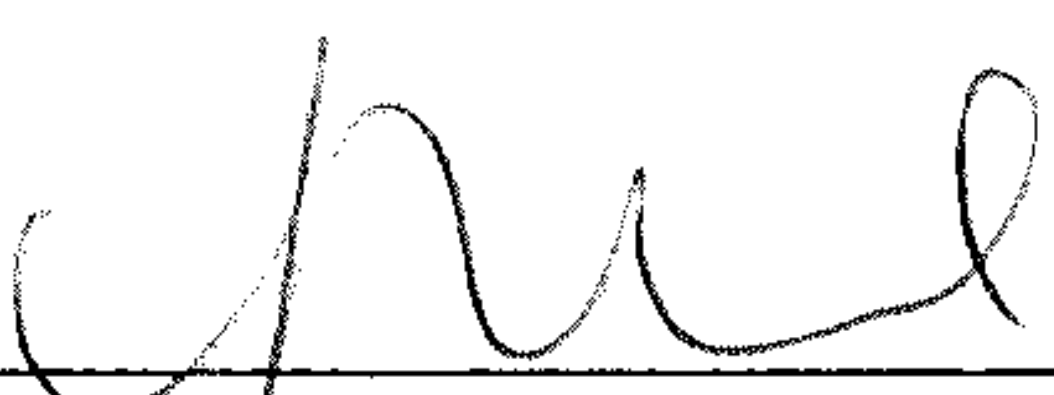
Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Nicole Maes

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239



2nd Witness Signature

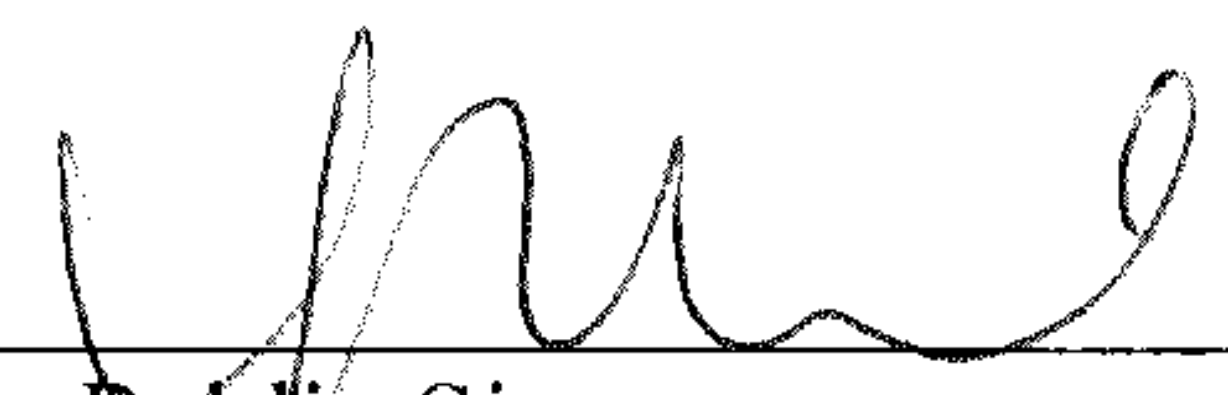
Print Name: Jennifer Merrick

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of Florida

County of Sarasota

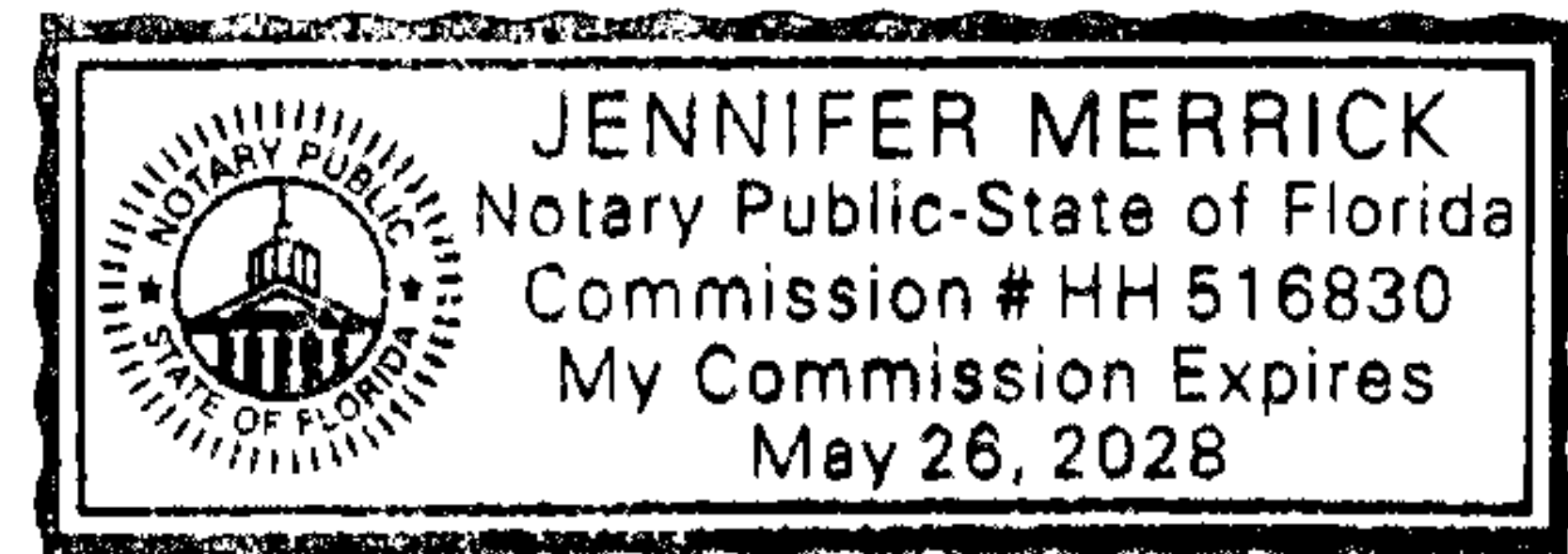
The Foregoing Instrument Was Acknowledged before me by means of physical presence or ()
online notarization on 5/4/2026, by **Craig J. Schaeffer, President of**
Trans-Global Investments, Inc., who () is/are personally known to me or who produced a
valid FIDC as identification.



Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)