

Prepared by:
Charles F Fritz
60 Arrow Court
Lavonia, GA 30553

Return to:
James Irving
733 Tiziano Avenue
Coral Gables, FL 33143

Consideration \$550,000 00
Doc Stamps \$3,850 00
Recording Fee \$18 50

Parcel Identification Number(s) 2034020046

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061581 2 PG(S)
May 07, 2026 11 07 57 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$3,850 00


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WARRANTY DEED

This Warranty Deed is made effective this 6th day of May, 2026, by 2410 Novus, LLC, a Florida limited liability company, whose post office address is 15406 Stonecreek Lane, Tampa, FL 33613, hereinafter referred to as "Grantor", to 2420 Novus, LLC, a Florida limited liability company, whose post office address is 733 Tiziano Avenue, Coral Gables, FL 33143, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida.

Lot 5, Block B, HUDSON PARK, according to the map or plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever, and that the property is free of all encumbrances not set forth herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

Witness #1 Sign: Amber Rhoades

Witness #1 Name: Amber Rhoades

Witness #1 Address: 12244 Augusta Rd
Lavonia Ga 30553

Witness #2 Sign: J. Pritchett

Witness #2 Name: Jason Pritchett

Witness #1 Address: 12244 Augusta Rd
Lavonia, GA 30553

GRANTOR:

2410 Novus, LLC
a Florida limited liability company

By: Charles F Fritz
Charles F Fritz, Manager

STATE OF GEORGIA

COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2026, by Charles F Fritz, as Manager of 2410 Novus, LLC, a Florida limited liability company, on behalf of said company He is personally known to me or has produced A Motorist's License as identification

[Notary Seal]

Haley Garrett
Notary Public

Printed Name: Haley Garrett

My Commission Expires. 10-15-29

