

5/8/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491988

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$105.00

File No.: NP-2026-3082
Parcel ID Number: 0970-06-3022

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WARRANTY DEED

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

This indenture made the 8th day of May, 2026 between Professional Plus Investment LLC, a Florida Limited Liability Company, whose post office address is 7810 North Saint Vincent Street, Tampa, FL 33614, of the County of Hillsborough, State of Florida, Grantor, to Edward A. Nugent, an unmarried man, whose post office address is 6319 San Salvador Road, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 22, Block 630, 14th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 13, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Sarah Papadakis

WITNESS 1 ADDRESS:
5620 Tara Blvd #101
Bradenton FL 34203

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Karen Peterson

WITNESS 2 ADDRESS:
5620 Tara Blvd #101
Bradenton FL 34203

Professional Plus Investment LLC, a
Florida Limited Liability Company

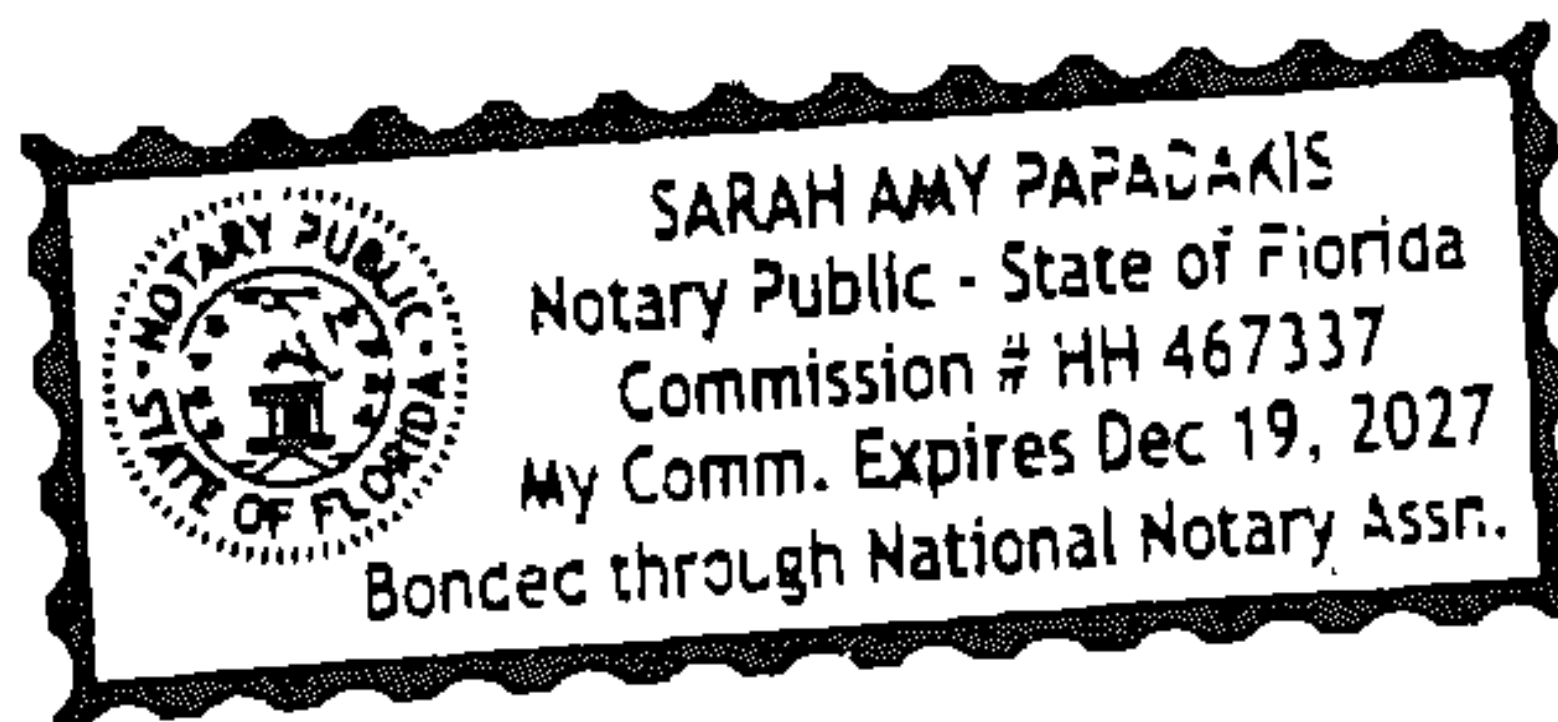
By: [Signature]
Elicer Moreno Gonzalez, Manager

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of May, 2026, by Elicer Moreno Gonzalez, Owner of Professional Plus Investment LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)