

5/11/2026 3:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492503

Doc Stamp-Deed: \$1,575.00

Consideration: \$225,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-24406-009

Property Appraiser's Parcel ID No.: 2039-07-1035

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of May, 2026, by and between **HISPAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1244 Ranchero Drive, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **FERNANDO CROVETTO, A SINGLE MAN**, whose address is **3403 Bent Oak Street, Valrico, FL 33596** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 201B OF BERMUDA ON OSPREY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006075194, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 39, PAGE 19 AND AS AMENDED IN CONDOMINIUM PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Dineshwar Lall*
Printed Name Dineshwar Lall
P.O. Address 22434 Peachland Blvd
Port Charlotte FL 33954

(2) *Rabina Lall*
Printed Name Rabina Lall
P.O. Address 22434 Peachland Blvd
Port Charlotte FL 33954

GRANTOR:

HISPAN LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: *Nicole Pauwels*
Nicole Pauwels
Its: **Manager**

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2026, by Nicole Pauwels, Manager of Hispan, LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Driver License as identification.

Dineshwar Lall
Signature of Notary Public

Dineshwar Lall
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

