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INSTRUMENT # 2026065920 2 PG(S)

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

SIMPLIFILE

Receipt # 3494829

Doc Stamp-Deed: \$637.00



Prepared by and Return to:  
Michelle Lowery, an employee of  
First International Title, LLC  
13538 Village Park Dr., Ste 120  
Orlando, FL 32837

File No.: 265989-54

**WARRANTY DEED**

This indenture made on **May 13, 2026** by **Silfredo Nina, a married man**, whose address is: 77 Belgrove Drive Apt 1A, Kearny, NJ 07032 hereinafter called the "grantor", to **Pinellas Equities LLC, a Texas Limited Liability Company**, whose address is: 5000 Riverside Dr. Bldg 5, Suite 100W, Irving, TX 75039, 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 16, Block 1945, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION" , according to the Plat thereof, recorded in Plat Book 16, Page(s) 42, 42A through 42F, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0996194516

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

**And** the 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 31st of 2025.

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

Silfredo Nina  
Silfredo Nina

Signed, sealed and delivered in our presence:

[Signature]  
1st Witness Signature

[Signature]  
2nd Witness Signature

Print Name: Kevin Grantham

Print Name: Tahiv S Grantham

Address: 626 Lillian Terr  
Union NJ 07083

Address: 626 Lillian Terr  
Union, NJ 07083

State of New Jersey

County of Hudson

The Foregoing Instrument Was Acknowledged before me by means of (  physical presence or ( ) online notarization on May 12, 2026, by **Silfredo Nina**, who ( ) is/are personally known to me or who (  produced a valid Driver's License as identification.

[Signature]  
Notary Public Signature  
Printed Name: Tahiv S Grantham  
My Commission Expires: 09-25-2029

(NOTARY SEAL)

