

5/19/2026 10:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3495863

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Chazz H. Pearce, Esq.

TitleHost

2240 Woolbright Rd Suite 343

FL, Boynton Beach, 33426

Our File No.: **TH1260054**

Doc Stamp-Deed: \$119.00

Property Appraisers Parcel Identification (Folio) Number: **0970 06 3046**

State of Florida Deed Documentary Stamps paid on this transaction: \$ 119.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 15<sup>th</sup> day of **May, 2026** by **Francisco Diaz Jr**, a married man, whose post office address is 112 East 102nd Street Apt. 1F, NY 10029, herein called the Grantor,

To **H&F Technology Corp**, a Florida Corporation whose post office address is 1711 Amazing Way STE 213 B, Ocoee, Florida, 34761, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**LOT 46, BLOCK 630, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY.**

**Under the laws and Constitution of the State of Florida, the Property is not the homestead of the Grantor(s), nor the homestead of any person to whom the Grantor(s) owe a legal duty of support, nor is the Property contiguous to the homestead of the Grantor(s). The Grantor(s) reside(s) at 112 East 102nd Street Apt. 1F, NY 10029.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.**

**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**, 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, and hereby 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 said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shaneyva N. Parsons  
Witness #1 Signature

Shaneyva N. Parsons  
Witness #1 Printed Name

Post office address of Witness: \_\_\_\_\_  
2530 Independence Avenue  
Brooklyn, NY 10463

Witness #2 Signature  
K. Aiken  
Witness #2 Printed Name Kiyo Aiken

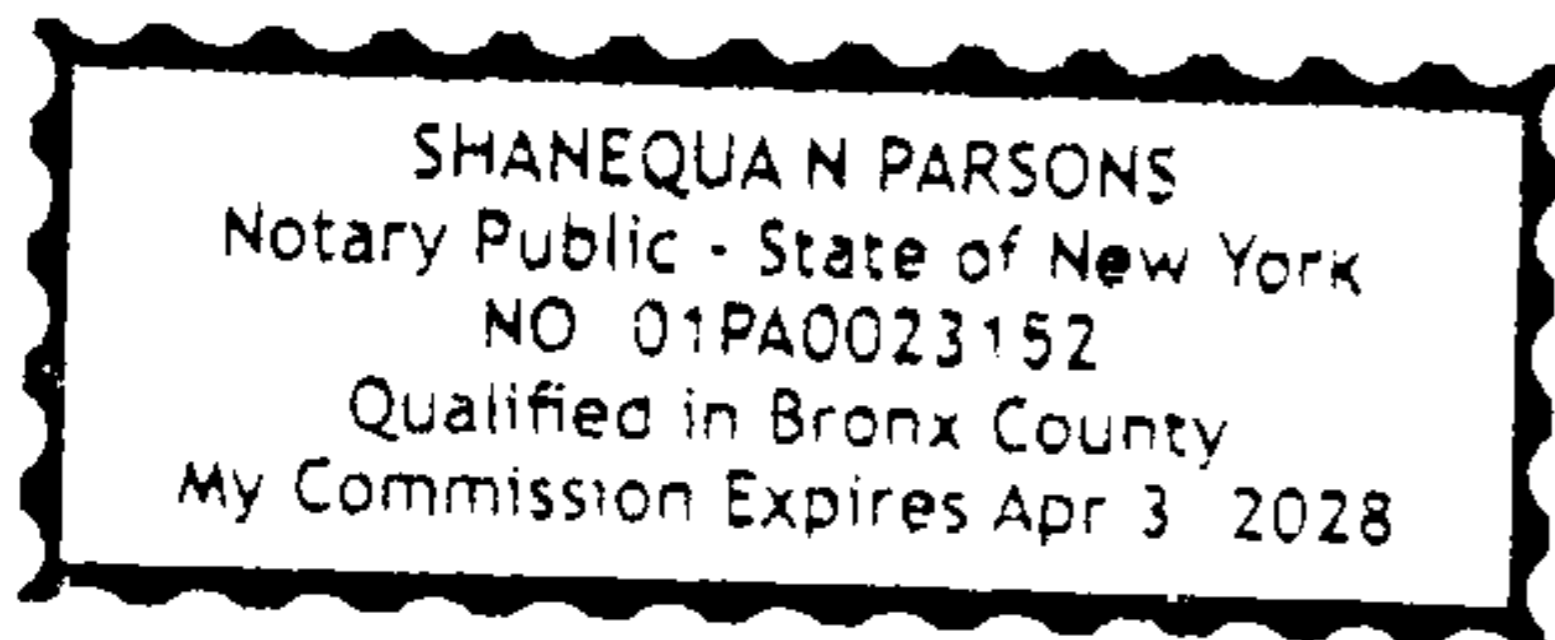
Post office address of Witness: \_\_\_\_\_  
330 Livingston Street  
Brooklyn, NY 11217

Francisco Diaz Jr.  
Francisco Diaz Jr.

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2026, by Francisco Diaz Jr, who is is/are personally known to me or  has/have produced Driver License as identification.

SEAL



Shaneyva N. Parsons  
Notary Public  
Shaneyva N. Parsons  
Printed Notary Name  
My commission expires: 04/03/2028