

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071207 2 PG(S)**

**5/27/2026 2:10 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3499220**

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

**Doc Stamp-Deed: \$102.20**

File No.: PC-2026-6165  
Parcel ID Number: 0987-03-0602

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 26th day of May, 2026 between Michael R. Grant, a married man, whose post office address is 1317 Cypriana Terrace, Schenectady, NY 12306, of the County of Schenectady, State of New York, Grantor, to Fidens Investments LLC, a Florida Limited Liability Company, whose post office address is 17641 Charnwood Drive, Boca Raton, FL 33498, of the County of Palm Beach, 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 2, Block 306, Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 33, 33A through 33R, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.**

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:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Scott L Hughes Jr

[Signature]  
Michael R. Grant

WITNESS 1 ADDRESS:  
2 Wall St  
Albany, NY 12205

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: KRISTIN CASEY

WITNESS 2 ADDRESS:  
2 WALL ST  
ALBANY NY 12205

STATE OF New York  
COUNTY OF Schenectady

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of May, 2026, by Michael R. Grant,  who is/are personally known to me or  who has/have produced NY DL as identification.

[Signature]  
Signature of Notary Public

Mary A Gallo  
Print, Type/Stamp Name of Notary

Mary A. Gallo  
Notary Public, State of New York  
Qualified in Schenectady County  
No. 01GA6373448  
Commission Expires April 09, 2030

(NOTARY SEAL)