

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071535 2 PG(S)**

5/27/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499492

Consideration: \$315,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48871-001

Doc Stamp-Deed: \$2,205.00

Property Appraiser's Parcel ID No.: 0956144127

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of May, 2026, by and between **BRIGHT FUTURES CAPITAL, LLC, A NEW YORK LIMITED LIABILITY COMPANY**, whose address is **36 Cottage Street, Poughkeepsie, NY 12601** (hereinafter "GRANTOR"), and **KENDAL HARVEY, A SINGLE WOMAN**, whose address is **4239 Belladonna Avenue, North Port, FL 34286** (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:

LOT 27, BLOCK 1441, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 executing this instrument on behalf of Grantor covenants and agrees that they 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) Takila white
Printed Name Takila White
P.O. Address 1901 W Germann Rd
STE 2008 Chandler, AZ 85286

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E. Meadowbrook Ave,
Phoenix, AZ 85014

GRANTOR:

BRIGHT FUTURES CAPITAL, LLC, A NEW YORK LIMITED LIABILITY COMPANY

By: Daniel Lepore
Daniel Lepore
Its: **Authorized Member**

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 26th day of May, 2026, by Daniel Lepore, as Authorized Member of Bright Futures Capital, LLC, a New York limited liability company, () who is personally known to me or (X) who has produced (X) Driver license () Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary

My Commission Expires: 02/25/2028

(AFFIX SEAL)

Notarized online using audio-video communication technology

