

5/29/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500413



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$136.50

File No.: 266323-95

WARRANTY DEED

This indenture made on **May 28, 2026** by **Paul Michael Cox, a single man**, whose address is: Valley Barns Golden Lane Thorpe-Le-Soken Clacton-On-Sea Co16 0le England hereinafter called the "grantor", to **MF2 Partners, LLC, a Florida Limited Liability Company**, whose address is: 2180 Immokalee Rd Suite 313, Naples, FL 34110, 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 6, Block 1442, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 13 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0956144206

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.

Paul Michael Cox

Paul Michael Cox

Signed, sealed and delivered in our presence:

Chante Winfree

1st Witness Signature

[Signature]

2nd Witness Signature

Print Name: Chante Winfree

Print Name: Dennis Trung Giang

Address: 3100 Gillespie St Houston TX 77020

Address: 7549 Luminary Dr Williamsburg VA 23188

State of Virginia

County of James City County

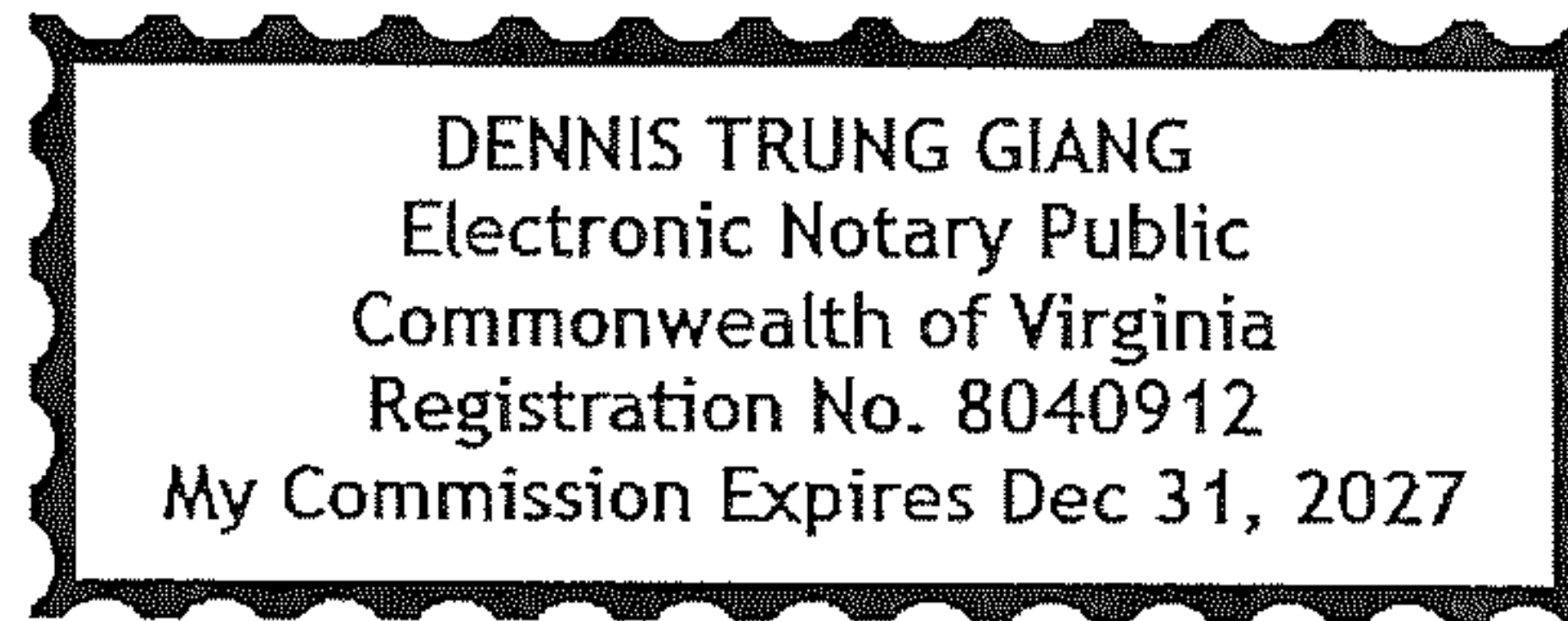
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 27th of May, 2026, by **Paul Michael Cox**, who () is/are personally known to me or who (✓) produced a valid United Kingdom Passport as identification.

[Signature]

Notary Public Signature

Printed Name: Dennis Trung Giang
My Commission Expires: 12/31/2027

(NOTARY SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.