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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501958

Prepared by and return to:

Terry Colavecchio, Esq.

Mellinger Title Services, LLC

1200 N. Federal Highway

Suite 300

Boca Raton, FL 33432

Doc Stamp-Deed: \$700.00

Parcel Identification Number: 0995193014

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WARRANTY DEED

This Warranty Deed Made this 1st day of June, 2026 by Ronald T. Hard, a single man hereinafter called the Grantor, whose post office address is: 3243 Mt. Hope Street, North Port, FL 34287

to: Sky Harmony LLC, a Florida Limited Liability Company whose post office address is: 6645 SW 94th Avenue, Miami, FL 33173 hereinafter called the Grantee,

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten (\$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 situated in **Sarasota County, Florida**, viz:

Lot 14, Block 1930, Forty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 16, Page 42, Public Records of Sarasota County, Florida.

The subject property is the homestead, as defined under the Florida Constitution, of Grantor.

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; 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 12/31/2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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
Witness Printed Name: JANINE McFARLAND
Mailing Address: 3243 Mount Hope
St. N.P. FL 34287

[Signature]
Ronald T. Hard

[Signature]
Witness
Witness Printed Name: Debi Stout
Mailing Address: 4298 LACOCCO ST.
North Port, FL 34291

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 1st day of June, 2026 by Ronald T. Hard who is personally known or has
produced FL ID. Card as identification.

[Signature]
Notary Public

Seal: 