

6/2/2026 1:45 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260770

Parcel ID: 1136-09-9221

Florida Documentary Stamps in the amount of **\$315.00** have been paid hereon.

CSC

Receipt # 3501968

Doc Stamp-Deed: **\$315.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **2nd day of June, 2026** by
Edward W. McBride and Helen D. McBride, Husband and Wife,
whose post office address is 102 Birch Street, Bridgewater, MA 02324,
herein called the Grantor, to

Maximus Holdings USA Corp Inc., a Florida Corporation,

whose post office address is 515 Southeast 8th Terrace, Cape Coral, FL 33990,
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 FORTY FIVE THOUSAND AND 00/100 (**\$45,000.00**) 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, State of Florida, viz.:

Lots 21 and 22, Block 992, Twentyfirst Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page 9, of the Public Records of Sarasota County, Florida.

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 January 1, 2026.

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:

Witness #1:

Gail M. Plourde

Signature

Gail M. Plourde

Printed Name

295 Bedford St - Bridgewater MA

Full Address

02324

EW

Edward W. McBride

Helen D. McBride

Helen D. McBride

Witness #2:

Paula Rosado

Signature

Paula Rosado

Printed Name

295 Bedford St. Bridgewater, MA

Full Address

02324

STATE OF MA
COUNTY OF Plymouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of May, 2026, by Edward W. McBride and Helen D. McBride, who is/are personally known to me or who has/have produced M.D.U.S as identification.

Gail M. Plourde

Signature of Notary Public

Gail M. Plourde

Print, Type/Stamp Name of Notary

