

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076358 2 PG(S)**

Prepared by and when
recorded, return to:
RIDDELL LAW GROUP
3400 S. Tamiami Trail, Ste 202
Sarasota, FL 34239
File Number: 26-071.S
Consideration: \$15,000
Doc Stamp Tax: \$105.00

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503480

Doc Stamp-Deed: \$105.00

WARRANTY DEED

This Indenture, made on this 3rd day of June 2026 by **Fernando R. Montoto Martinez AKA Fernando Montoto Martinez, a single man**, whose address is 703 66th Avenue West, Bradenton, Florida 34207, hereinafter called the grantor, to **E2E Investment LLC, A Florida Limited Liability Company** whose address is 333 Braden Aveunue, Sarasota, Florida 34243, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Fifteen Thousand Dollars, (\$15.000) 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, viz:

Parcel 1:

Lot 19, Block 2094, FORTY-FIFTH ADDITION TO PORT CHARLOTTE, according to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1134209419**

Parcel 2:

Lot 5, Block 1590, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof, recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1137159005**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Signature

Print Name

Address:

Signature:

Print Name

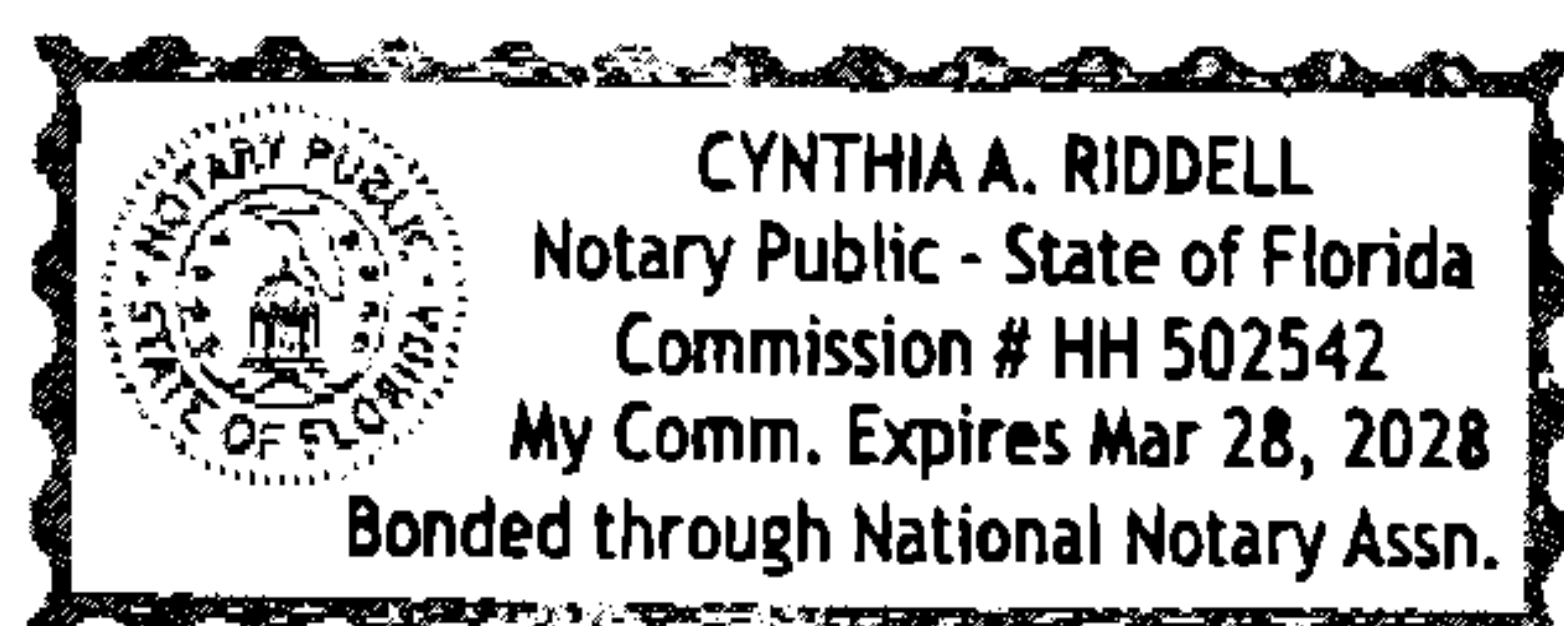
Address:

State of Florida

County of

The foregoing instrument was acknowledged before me on this 3 day of June 2026 by **Fernando R. Montoto Martinez AKA Fernando Montoto Martinez**, who is personally known to me or who has produced DIC as identification.

SEAL:



Notary Public

Print Name:

My Commission

Expires: