

6/18/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509650

Prepared by and return to:

Rafael Morales

LG Title & Escrow, LLC

800 West Cypress Creek Rd, Suite 528

Fort Lauderdale, FL 33309

(954) 317-1742

File No.: 3900-3566-DSA-P

Doc Stamp-Deed: \$2,478.00

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Warranty Deed

This Warranty Deed made this 16th day of June, 2026 between Hagerick Project LLC, a Florida Limited Liability Company whose post office address is 1580 Sawgrass Corporate PKWY, Suite 130, Sunrise, FL 33323, grantor, and David F. Bardsley, Jr., a single man, whose post office address is 407 Walnut Hill Road, Orange, MA 01364, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 19, Block 1632, Thirty-Third Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 17, of the Public Records of Sarasota County, Florida.

A/K/A 2582 Hagerick Lane, North Port, FL 34288.

Parcel Number: 1137163219

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.

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:

Witness

Printed Name: Susana V Gonzalez Ovies

P.O. Address: 6604 Atis St

New Port Richey, FL 34653

Hagerick Project LLC, a Florida Limited Liability Company

By: [Signature]
Andres A. Pompei Monch, Manager

Witness

Printed Name: Nelson Rodriguez

P.O. Address: 6604 Atis St

New Port Richey FL 34653

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of June, 2026 by Andres A. Pompei Monch, Manager of Hagerick Project LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced FL Drivers License as identification.

[Seal]

Notary Public

Print Name: Susana V Gonzalez Ovies

My Commission Expires: 3/16/2030



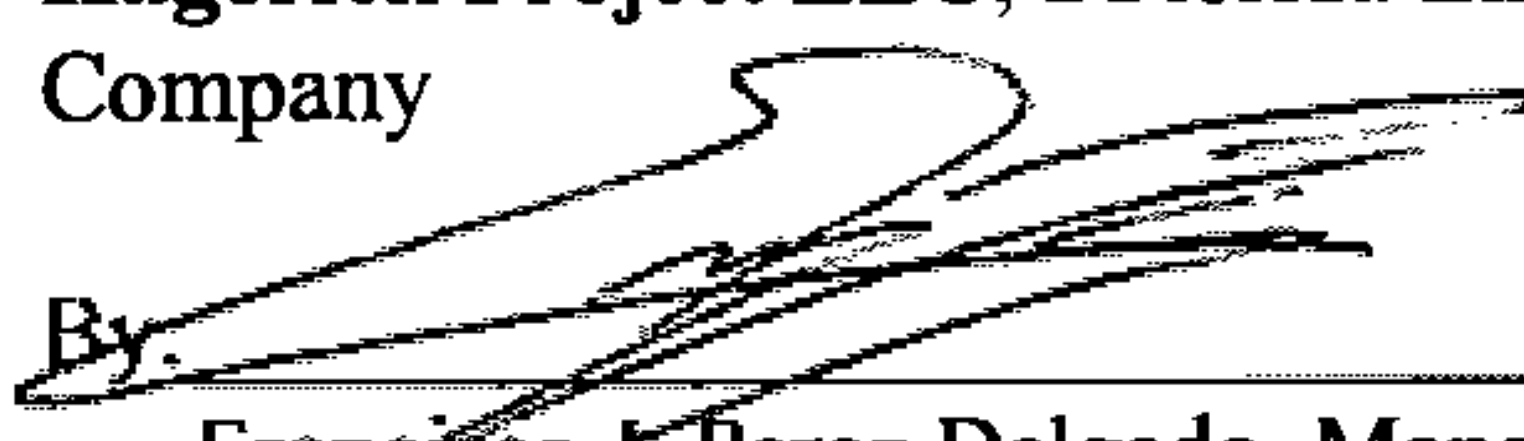
Susana V Gonzalez Ovies
Comm.: HH 754728
Expires: Mar. 16, 2030
Notary Public - State of Florida

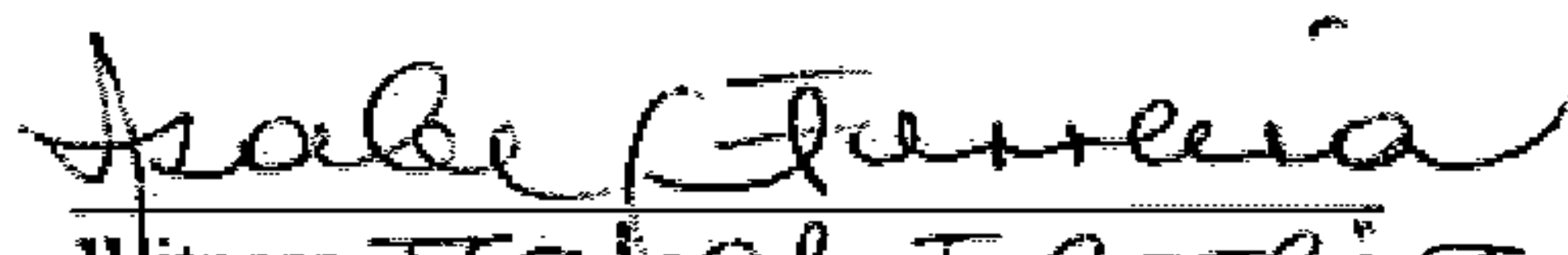
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: **Denise Sandoval**
P.O. Address: 1555 Benaventure Blvd
Weston, FL 33326

Hagerick Project LLC, a Florida Limited Liability Company

By: 
Francisco J. Perez Delgado, Manager


Witness Isabel Ferreira
Printed Name:
P.O. Address: 1555 Benaventure Blvd
Weston, FL 33326

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of June, 2026 by Francisco J. Perez Delgado, Manager of Hagerick Project LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced Florida drivers' licenses as identification.

[Seal]




Notary Public
Print Name: **Denise Sandoval**
My Commission Expires: _____