

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083856 2 PG(S)**

Prepared by and return to:
Belkis Orozco
Carey Law Group, P.A.
2500 North Federal Highway
Ste 102
Fort Lauderdale, FL 33305

6/18/2026 4:19 PM

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

SIMPLIFILE

Receipt # 3509769

File No CLGP-2026-90

Doc Stamp-Deed: \$1,638.00

Parcel Identification No 0995191524

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the day of June, 2026 between **Equifirst Properties LLC, a Delaware Limited Liability Company**, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407, of the County of Palm Beach, Florida, Grantor, to **Shane Casserly and Mallory Casserly, husband and wife**, whose post office address is 8050 Porto Chico Avenue, North Port, FL 34287, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 24, Block 1915, Forty-First Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 16, Page 42, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

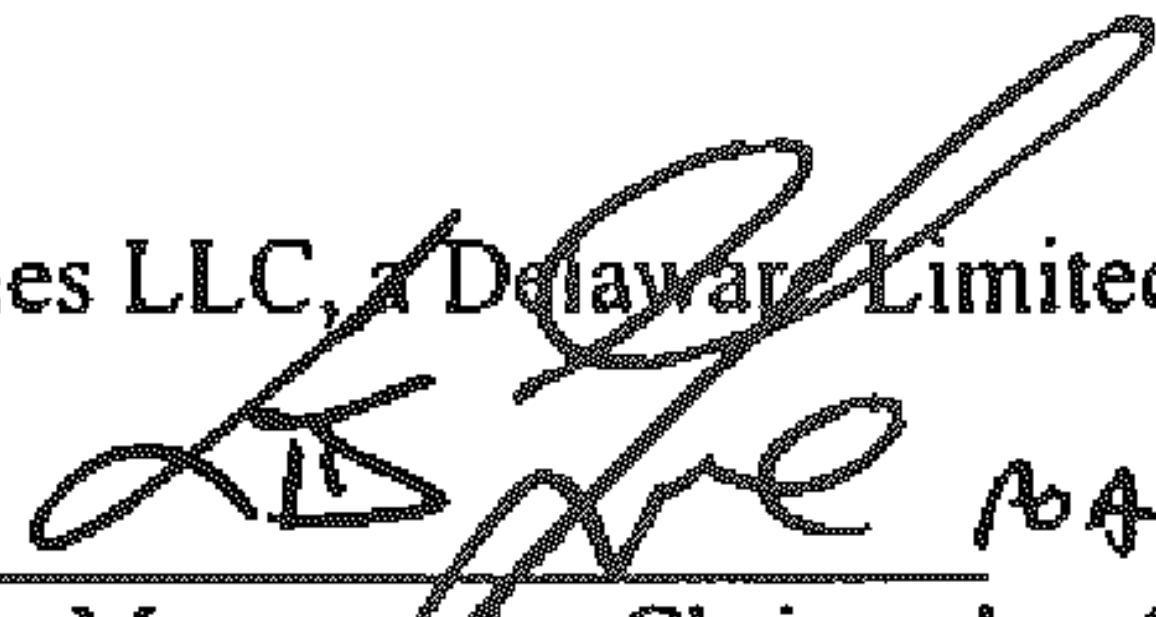
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Equifirst Properties LLC, a Delaware Limited Liability Company

By:  MA
Richard Carey, Manager, by Christopher Graeve, his/her
Attorney-In-Fact


WITNESS
PRINT NAME: HAROLD Smolin

209 SE 2nd Ave
Boynton Beach, FL 33435
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Gina Regier

1401 Village Blvd
West Palm Beach FL 33409
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16
day of June, 2026, by Christopher Graeve, as Attorney-In-Fact for Richard Carey, Manager of Equifirst Properties LLC, a DE
Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced
Driver's License as identification.


Signature of Notary Public

Teshanne Edmonds
Print, Type/Stamp Name of Notary

