

6/18/2026 4:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509792

Prepared by:

Renee L. Khan, an employee

Title Experts Agency, Inc.

5237 Summerlin Commons Blvd. Suite 205

Fort Myers, Florida 33907

Sales Price: \$290,000.00

Doc Stamps: \$2,030.00

File Number: 26-0330

Doc Stamp-Deed: \$2,030.00

Warranty Deed

This Indenture, made , 18 day of June , 2026 A.D.

Between Northport SPV 1 LLC, a Delaware limited liability company whose post office address is: 20043 Napa Loop, Estero, Florida 33928, Grantor and **Brenda Mae Ely, a married person and Maria Nashabel Reyes, a single person as joint tenants with full rights of survivorship** whose post office address is: 1291 S Haberland Blvd., North Port, Florida 34288, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 11, Block 1600, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Pages 16 and 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **1122160011**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly manager/managing member the day and year first above written.

Northport SPV 1 LLC, a Delaware limited liability company

Signed and Sealed in Our Presence:

By: David T. Diaz
Its: David Diaz, Manager

Renee L. Khan
Witness #1 Signature

Witness #1 Print Name: Renee L. Khan

Witness #1 Address: 5237 Summerlin
Commons Blvd Ft. Myers FL 33907

Mercedes Duron
Witness #2 Signature

Witness #2 Print Name: Mercedes Duron

Witness #2 Address: 5237 Summerlin Commons
Bld Ft. Myers FL 33907

State of FL
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June 2020, by **David Diaz as Manager** of Northport SPV 1 LLC, a Delaware limited liability company existing under the laws of the State of **[State Company Formed]**, on behalf of the limited liability company. He/She is personally known to me or has produced DL as identification.

Renee L. Khan
Notary Public

Renee L. Khan
Notary Printed Name

My Commission Expires: _____
seal/stamp

