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Prepared by:
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30 South Spring Street
Pensacola, Florida 32502
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Warranty Deed

SIMPLIFILE

Receipt # 3518366

This WARRANTY DEED, dated July 9, 2026 A.D. By:
Striver Rise LLC, a Florida limited liability company
whose address is: 2767 Horseshoe Ct, Sarasota, Florida 34235,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 100 West Garden Street, Second Floor, Pensacola, Florida 32502,
hereinafter called the GRANTEE:

Doc Stamp-Deed: \$98.00

(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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 1, Block 1566, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 15, Page 16, Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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 the following witnesses:

Digitally signed by Macy Trent, DN: cn=Macy Trent, o=Striver Rise LLC, ou=Striver Rise LLC, email=Macy.Trent@striver-rise.com, c=US
Macy Trent
Sign

Witness Printed Name Macy N. Trent

Address: 30 S. Spring St., Pensacola, FL 32502

Digitally signed by Juanita Woolsey, DN: cn=Juanita Woolsey, o=Striver Rise LLC, ou=Striver Rise LLC, email=Juanita.Woolsey@striver-rise.com, c=US
Juanita Woolsey
Sign

Witness Printed Name: Juanita Woolsey

Address: 30 S. Spring St., Pensacola, FL 32502

State of Florida
County of Escambia

Striver Rise LLC, a Florida limited liability company

Digitally signed by Vitall Matvienko, DN: cn=Vitall Matvienko, o=Striver Rise LLC, ou=Striver Rise LLC, email=Vitall.Matvienko@striver-rise.com, c=US
BY: Vitall Matvienko (Seal)

Vital Matvienko, Member

Digitally signed by Chorna Oleksandra, DN: cn=Chorna Oleksandra, o=Striver Rise LLC, ou=Striver Rise LLC, email=Chorna.Oleksandra@striver-rise.com, c=US
BY: Chorna Oleksandra (Seal)

Chorna Oleksandra, Member

The foregoing instrument was sworn to, subscribed and acknowledged before me this 07/06/2026, by means of () physical presence or (x) online notarization, by Vitall Matvienko and Chorna Oleksandra, Members of Striver Rise LLC, a Florida limited liability company, who are personally known to me or who have produced a valid Drivers License as identification.

MACY TRENT
Notary Public-State of Florida
Commission No. HH 614507
My Commission Expires Nov 20, 2028

Digitally signed by Macy Trent, DN: cn=Macy Trent, o=Striver Rise LLC, ou=Striver Rise LLC, email=Macy.Trent@striver-rise.com, c=US
Macy Trent
Notary Public

Notarial Act Performed by Audio visual communication