

7/10/2026 4:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518573

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$109.90

File No.: PC-2026-6235

Parcel ID Number: 1120-16-5312

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WARRANTY DEED

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

This indenture made the 10th day of July, 2026 between Philip Hirschfield, Individually and as Trustee of The Philip Hirschfield Trust Agreement dated June 9, 2004, whose post office address is 12103 94th Way, Largo, FL 33773, of the County of Pinellas, State of Florida, Grantor, to Fidens Investments LLC, a Florida Limited Liability Company, whose post office address is 1121 West Price Boulevard, #2116, North Port, FL 34288, of the County of Sarasota, State of 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 12, Block 1653, Thirty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Debra Jackson

WITNESS 1 ADDRESS:
12775 90th Ave
Seminole FL 33776

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Amy Marzano

WITNESS 2 ADDRESS:
1267 Court St
Clearwater FL 33756

The Philip Hirschfield Trust Agreement
dated June 9, 2004

By: [Signature]
Philip Hirschfield, Individually and as
Trustee

STATE OF FL
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Philip Hirschfield, Individually and as Trustee of The Philip Hirschfield Trust Agreement dated June 9, 2004, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public

Amy Marzano
Print, Type/Stamp Name of Notary



AMY MARZANO
Commission # HH 354336
Expires May 12, 2027

(NOTARY SEAL)