

7/13/2026 12:43 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518924

AFTER RECORDING RETURN TO:
ServiceLink - Attn: REO
1355 CHERRINGTON PARKWAY
MOON TOWNSHIP, PA 15108
File No. 210766467

This document prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 0989031325

CORRECTIVE WARRANTY DEED

This conveyance is exempt from transfer tax under 12B-4.014(3)

The purpose of this Deed is to correct the legal description in the Warranty Deed recorded on 06/08/2022 at Instrument No. 2022097883

THIS DEED made and entered into on this 10 day of July, 2026 by and between **Estero Development Partners, a North Carolina General Partnership FKA Estero Development Partners LP, a North Carolina limited partnership**, hereinafter referred to as Grantor(s) and **ET-10, LP, a Delaware Limited Partnership**, located at 1170 Kane Concourse, Ste. 400, Bay Harbor Islands, FL 33154, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Sarasota County, Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3468 Colfax Lane, North Port, FL 34286

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto

his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 10 day of July, 2026

Estero Development Partners, a North Carolina General Partnership FKA Estero Development Partners LP, a North Carolina limited partnership

By: Brittany Freeze

Print Name: Brittany Freeze

Title: Authorized Signer

Signed, sealed and delivered in the presence of:
Witnesses:

Angela Mesimer

Signature

Print Name:

Angela Mesimer
Address: 9880 Archer Rd Davidson NC 28036

Patricia Tylet Freeze

Signature

Print Name:

Patricia Tylet Freeze
Address: 9880 Archer Rd Davidson, NC 28036

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 10 day of JULY, 2026 by

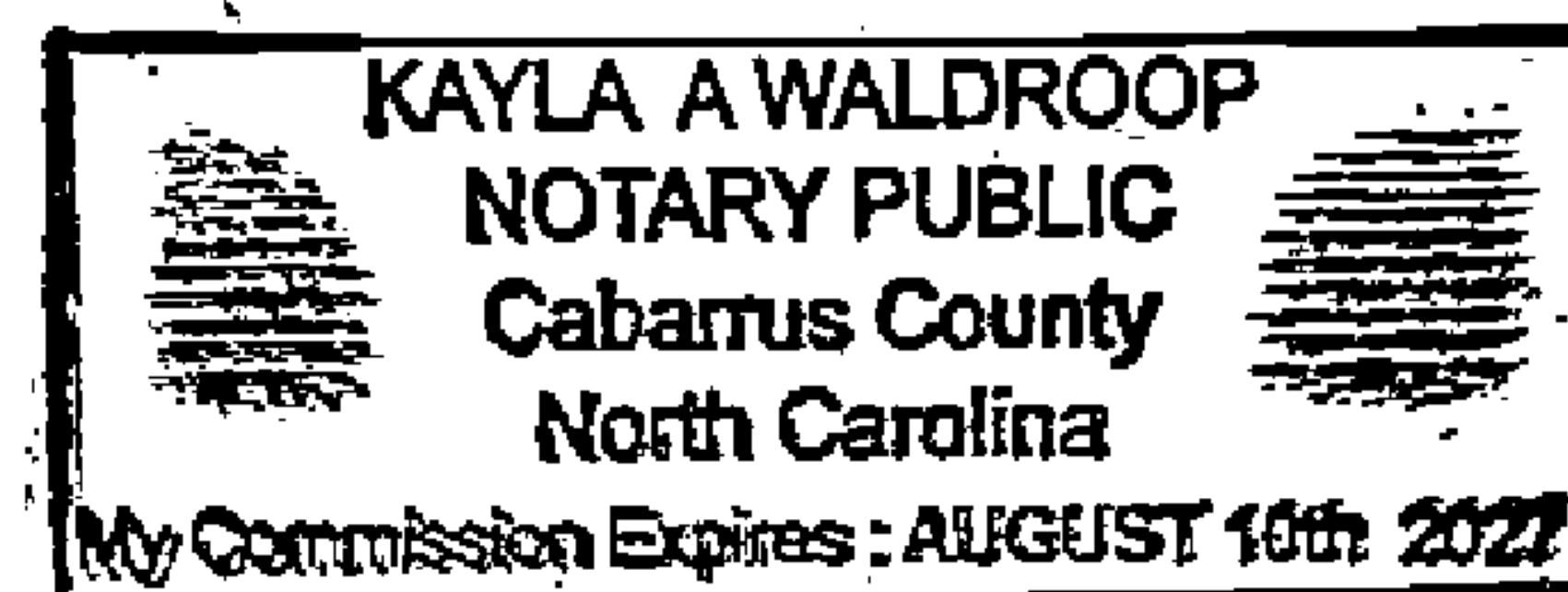
Brittany Freeze as Authorized Signer of

Estero Development Partners, a North Carolina General Partnership FKA Estero Development Partners LP, a North Carolina limited partnership. He/She/They ☐ is/are personally known to me or ☒ who has/have produced NCOL (type of identification) as identification.

Kayla A. Waldrop
Signature of Notary Public

Print Name: Kayla A. Waldrop

My commission expires: 08-10-2027



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SARASOTA AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS.

LOT 25, BLOCK 313, 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 33, 33A THROUGH 33R, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID NUMBER: 0989031325

Property Commonly Known As: 3468 Colfax Lane, North Port, FL 34286

RESOLUTION FOR SIGNING AUTHORITY

Estero Developments, LLC, being the managing General Partner, and Kevin Burrell, being the President of Estero Development Partners, a North Carolina general partnership (the "Partnership"), by affixing their signatures below, hereby certify that the following is a true copy of a resolution adopted by the required persons and that such resolution is now in full force and effect and is in accordance with the provisions delineated in the Partnership Agreement.

WHEREAS, the Partnership desires to empower Brittany Freeze Christy Chio or Pamela Harding to take certain actions and execute certain documents on behalf of the Partnership.

NOW, THEREFORE BE IT RESOLVED, the Partnership does hereby authorize Brittany Freeze, Christy Chio or Pamela Harding to execute all documents necessary and appropriate to complete the purchase, sale, or refinance of any real property owned by the Partnership or to be acquired by the Partnership.

The authority granted hereby shall specifically include, but is not limited to, the authority to execute any and all settlement statements, deeds, deeds of trust, mortgages, notes, affidavits and any other closing documents.

This unanimous written consent is effective as of the 6 day of September, 2022.

ESTERO DEVELOPMENTS, LLC

By: Lindsay Jarvis
Lindsay Jarvis (Sep 7, 2022 07:52 GMT+12)
Lindsay Jarvis, Manager

Kevin Burrell
Kevin Burrell (Sep 6, 2022 12:13 EDT)
Kevin Burrell, President