

7/16/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520711

Prepared by and return to:

Cristina Doolittle

Alliance Group Title, LLC

14850 Tamiami Trail

North Port, Florida 34287

File Number: 26-300

Doc Stamp-Deed: \$273.00

General Warranty Deed

This Indenture, made this July 16, 2026 A.D. By C2 Administration USA LLC, a Florida Limited Liability Company, whose post office address is: 6735 Conroy Rd, Suite 309, Orlando, Florida 32835, hereinafter called the grantor, to Christopher Mickel, a single man, whose post office address is: 4089 Appleton Terrace, North Port, Florida 34286, hereinafter called the grantee:

(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:

Lots 41 and 42, Block 106, SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 12, Page 19, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 1005010641

Subject to reservations, restrictions, and easements of record.

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Arleen Madera

Witness Signature _____
Print Witness Name: Arleen Madera

Print Witness Address: 4373 Hunters Park Lane Ste. B-5
City and zip code: Orlando, FL 32837

Vanessa Resto

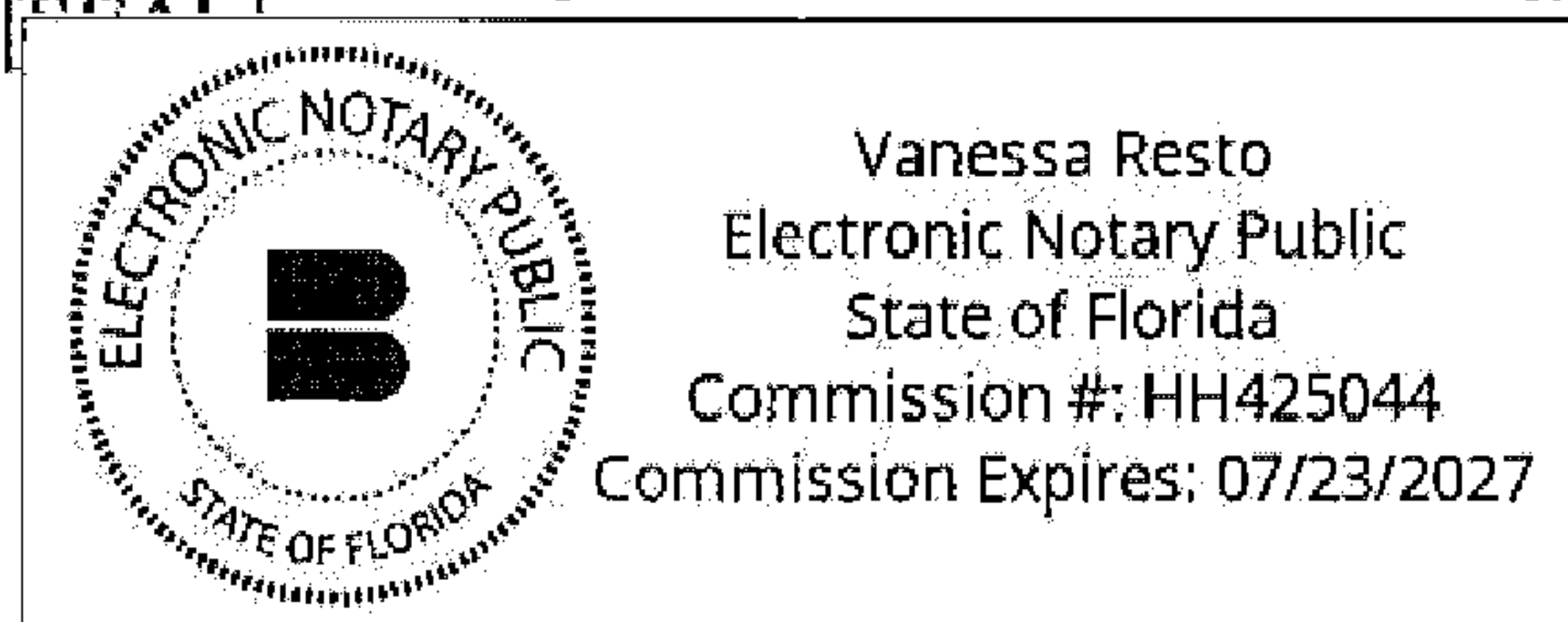
Witness Signature _____
Print Witness Name: Vanessa Resto

Print Witness Address: 4373 Hunters Park Lane Ste. B-5
City and zip code: Orlando, FL 32837

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 15th day of July, 2026, by Rodrigo Mussatto and Cristiane M. Boniatti, Managing Members of C2 Administration USA LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced Passport as identification.

Notarized online using audio-video communication technology



C2 Administration USA LLC, a Florida Limited Liability Company

RODRIGO MUSSATTO

By: _____
Rodrigo Mussatto, Managing Member

Cristiane Boniatti Mussatto

By: _____
Cristiane M. Boniatti, Managing Member

Vanessa Resto

Notary Public
Print Name: Vanessa Resto

My Commission Expires: 07/23/2027