

7/20/2026 3:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521948

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

Doc Stamp-Deed: \$2,396.80

File No.: PC-2026-6241
Parcel ID Number: 0963-08-2006

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WARRANTY DEED

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

This indenture made the 20th day of July, 2026 between 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, Grantor, to Zachary Allen McGaha, a single man, and Stephanie Marie Tait, a single woman, as joint tenants with right of survivorship, whose post office address is 3228 Marita Avenue, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 6, Block 820, Nineteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 7, 7A through 7P, 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 Grantees 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:

WITNESS 1 SIGNATURE

PRINT NAME: Jessica Perrault

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL. 33948

WITNESS 2 SIGNATURE

PRINT NAME: Paula LeBere

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL. 33948

Fidens Investments, LLC, a Florida
Limited Liability Company

By: Gabriel Cernea
Gabriel Cernea, Manager

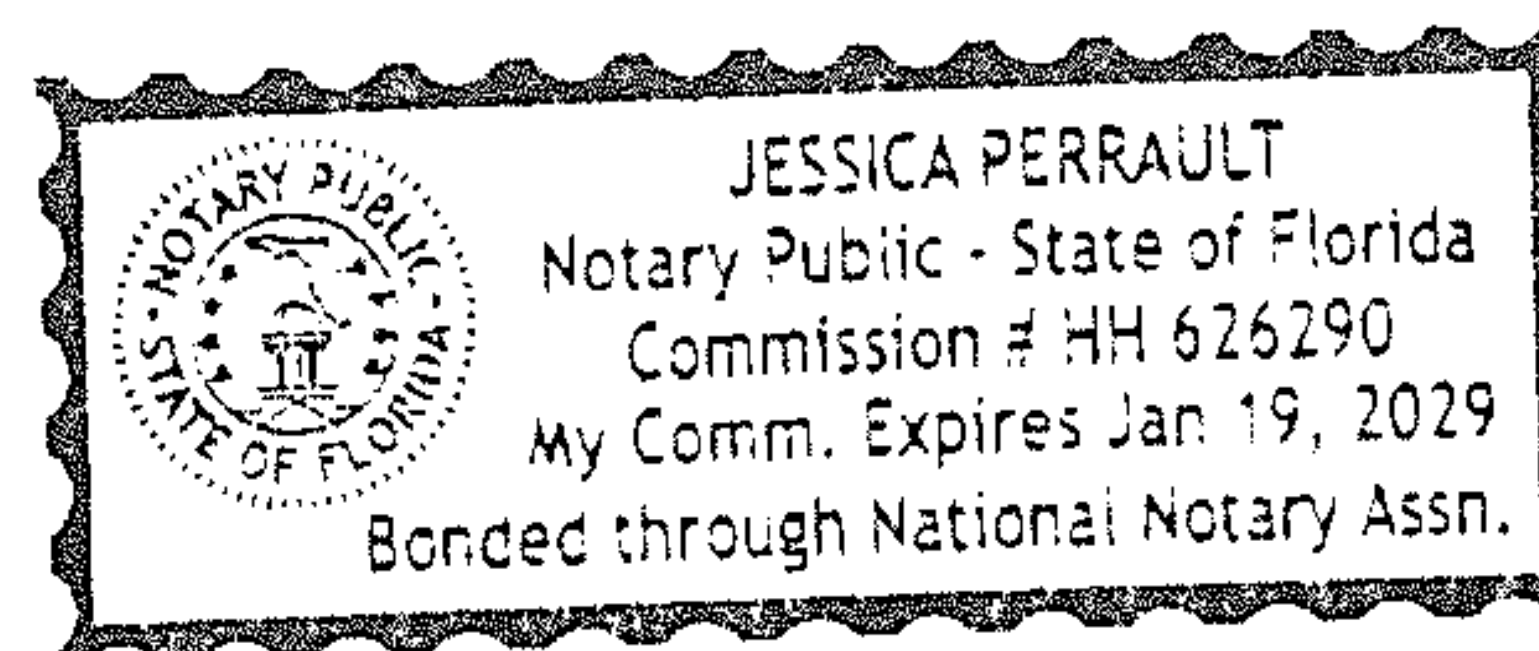
STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2026, by Gabriel Cernea, Manager of Fidens Investments, LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Signature of Notary Public

Jessica Perrault

Print, Type/Stamp Name of Notary



(NOTARY SEAL)