

7/23/2026 12:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523486

Prepared by and return to:

Nancy E. Cason, Esq.

Syprett Meshad & DuBose, P.A.

1900 Ringling Boulevard

Sarasota, FL 34236-5919

Doc Stamp-Deed: \$12,376.00

Rec: \$ 18.50

Doc: \$12,375.34

Parcel ID No: 2035070065

**WARRANTY DEED
In Lieu of Foreclosure**

This Indenture made this 21st day of July 2026 between Providence Global Investments, LLC, a Florida Limited Liability Company, whose address is 741 S. Orange Avenue, Sarasota FL 34236 (the "Grantor) and Floyd Street Holdings, LLC, a Florida limited liability company whose address is 1500 State Street, Suite 204, Sarasota, Florida 34236 (Grantee).

Witnesseth that Grantor for and in consideration of the sum of One Dollar, in hand paid, and the full satisfaction of the mortgage indebtedness herein described and personal guarantees associated with said mortgage indebtedness herein described, convey and warrant to the said Grantee, its successors and assigns, the following described premises, to wit:

LOT 11, BLOCK D, RUSTIC LODGE, a subdivision, according to the Map or Plat thereof, as recorded in Plat Book 1, Page 155, of the Public Records of Sarasota County Florida

Parcel No: 2035070065

Address: 2596 Floyd Street, Sarasota FL 34239

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining hereby releasing and waiving all rights under and by virtue of the laws of said state where the above premises are situated.

This is a deed in lieu of foreclosure and is being executed and delivered to the grantee absolutely and unconditionally in consideration of the Investors Management Trust, Inc. as Trustee under Investors Management Land Trust No. 420, a Florida Land Trust releasing the Borrower and Guarantor from their personal obligation to pay the debt secured by the mortgage executed by Grantor in favor of Investors Management Trust, Inc., a Florida Corporation, as Trustee under Investors Management Land Trust No 420, a Florida Land Trust dated July 12, 2024, and recorded as Official Record Instrument No 2024098072 together with Assignment of Rents in Official Records Instrument No. 2024098073 and UCC Financing Statement in Official Records Instrument No

2024098074, and is not intended as additional security under that mortgage. IT is the intention of the parties that the mortgage lien held by Investors Management Trust, Inc. as Trustee under Investors Management Land Trust No. 420, a Florida Land Trust shall not merge with the fee title being conveyed.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

**Providence Global Investments,
LLC, a Florida Limited Liability
Company**

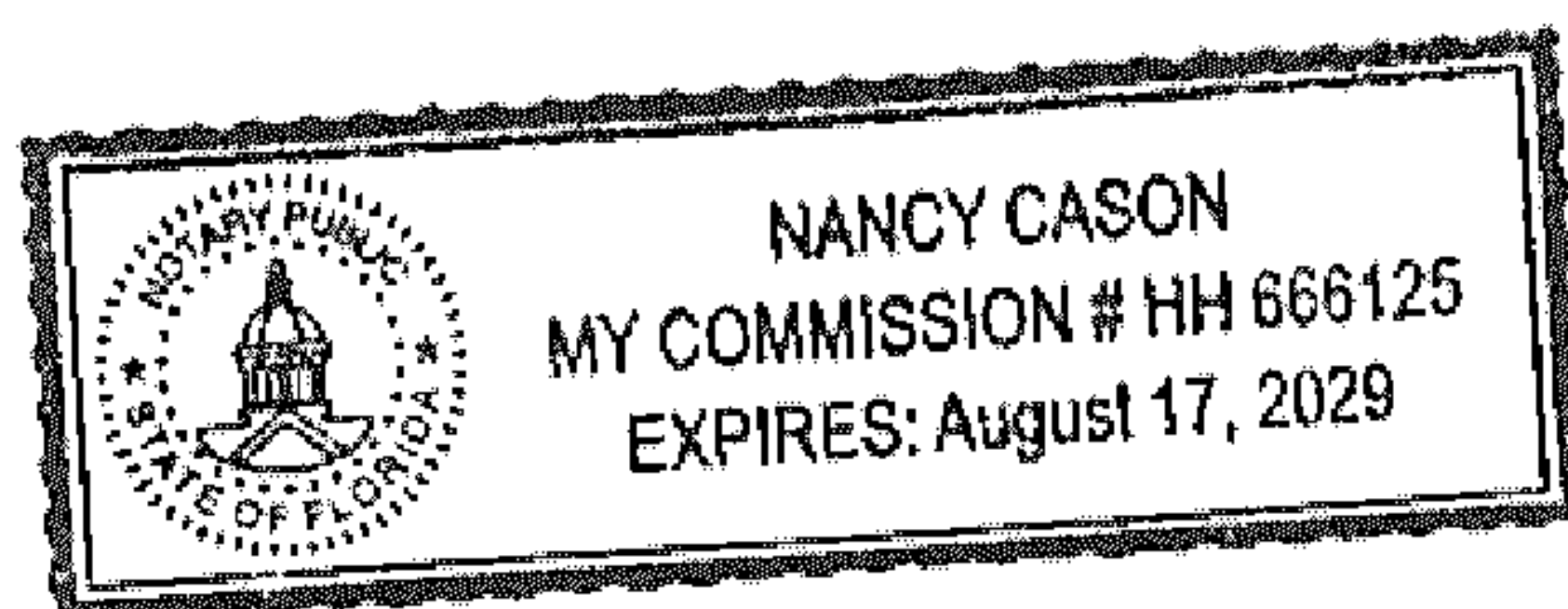
Maryann Lillis
Witness Name: MARYANN LILLIS
Address: 1900 Ringling Blvd. Sarasota, FL 34236

[Signature]
By: Rodrigo Trepp Birnbaum,
as Manager

Nancy Cason
Witness Name: NANCY CASON
Address: 1900 Ringling Blvd. Sarasota, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 21 day of July, 2026 by Rodrigo Trepp Birnbaum appeared in person before me and who is personally known or X has produced a driver's license as identification.



Nancy Cason
Notary Public
Printed Name: Nancy Cason
My Commission Expires: 8/17/29