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INSTRUMENT # 2026100331 1 PG(S)
7/23/2026 12:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523510

Doc Stamp-Deed: $219.10

Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-691
$31,275.76

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Sarasota)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this July 20, 2026, between Florida 735 LLC, a Delaware Limited Liability Company, whose mailing address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, party of the first part, and Maronda Homes, LLC of Florida, a Florida Limited Liability Company, whose mailing address is: 2286 W. First Street, Fort Myers, Florida 33901, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/ parties, his/her/their heirs and assigns, the following described property, towit:

Lot 10, Block 315, FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 11, Pages 33, 33A through 33R, 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) nor any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on July 20, 2026.

Signed, sealed and delivered
in the presence of:

Shawn D Hyson
Witness signature
Shawn D. Hyson
Print witness name
726 Second St. Ste. 2A; Annapolis, MD 21403
Address

Renee Fitzmons
Witness signature
Renee Fitzmons
Print witness name
726 Second St. Ste. 2A; Annapolis, MD 21403
Address

Florida 735 LLC, a Delaware Limited Liability Company

By: Harry Gueno
Print Name: Harry Gueno
Title: Authorized Agent

(Corporate Seal)

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of X physical presence or____online notarization, this 14th day of July 2026, by Harry Gueno, Authorized Agent.

[SEAL]
Online Notary

SHAWN D. HYSON
Notary Public - State of Maryland
Anne Arundel County
My Commission Expires Jul 9, 2028

Shawn D Hyson
Signature of Notary Public
Personally Known X OR
Produced Identification _____
Type of Identification Produced