

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100441 3 PG(S)**

7/23/2026 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523600

Return to:
CalAtlantic National Title Solutions, LLC
5505 Waterford District Drive, 5th Floor
Miami, FL 33126

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$411.60

Melinda Price
CalAtlantic National Title Solutions, LLC
5505 Waterford District Drive, 5th Floor
Miami, FL 33126

Property Appraisers Parcel Identification (Folio) No.:
1145096719, 1143177122, 1134118105,
1134209625 and 1145098403

Our File No.: 110041-002316-FL

WARRANTY DEED

This Warranty Deed (this "Deed") executed as of this 23 day of July, 2026 by Najmi Realty, LLC, a Florida limited liability company, and having its principal place of business at 290 McGuinness Blvd, Brooklyn, NY 11222, hereinafter called the grantor(s), to Florida SL, LLC, a Florida limited liability company, whose post office address is 10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966, hereinafter called the grantee(s):

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year of closing and subsequent years which are not yet due and payable; and to all applicable zoning ordinances and/or 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 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Pedro O Sotomayor
First Witness Signature

PEDRO O SOTOMAYOR
First Witness Printed Name

First Witness Address:

290 MCGUINNESS BLVD

BROOKLYN, NY 11222

Deborah Lawrence
Second Witness Signature

Deborah Lawrence
Second Witness Printed Name

Second Witness Address:

45-26 Springfield Blvd

Bayside, NY 11361

State of NEW YORK

County of KINGS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2026, by Farhang Najmi, the Manager of Najmi Realty, LLC, a Florida limited liability company, on behalf of the limited liability company, who ☐ has produced _____ as identification or ☒ is personally known to me to be the person(s) therein.

Najmi Realty, LLC,
a Florida limited liability company

By: Farhang T Najmi
Farhang Najmi, Manager

Pedro O Sotomayor
Print Name: PEDRO O SOTOMAYOR
Notary Public, State of NEW YORK

(NOTARY STAMP / SEAL)

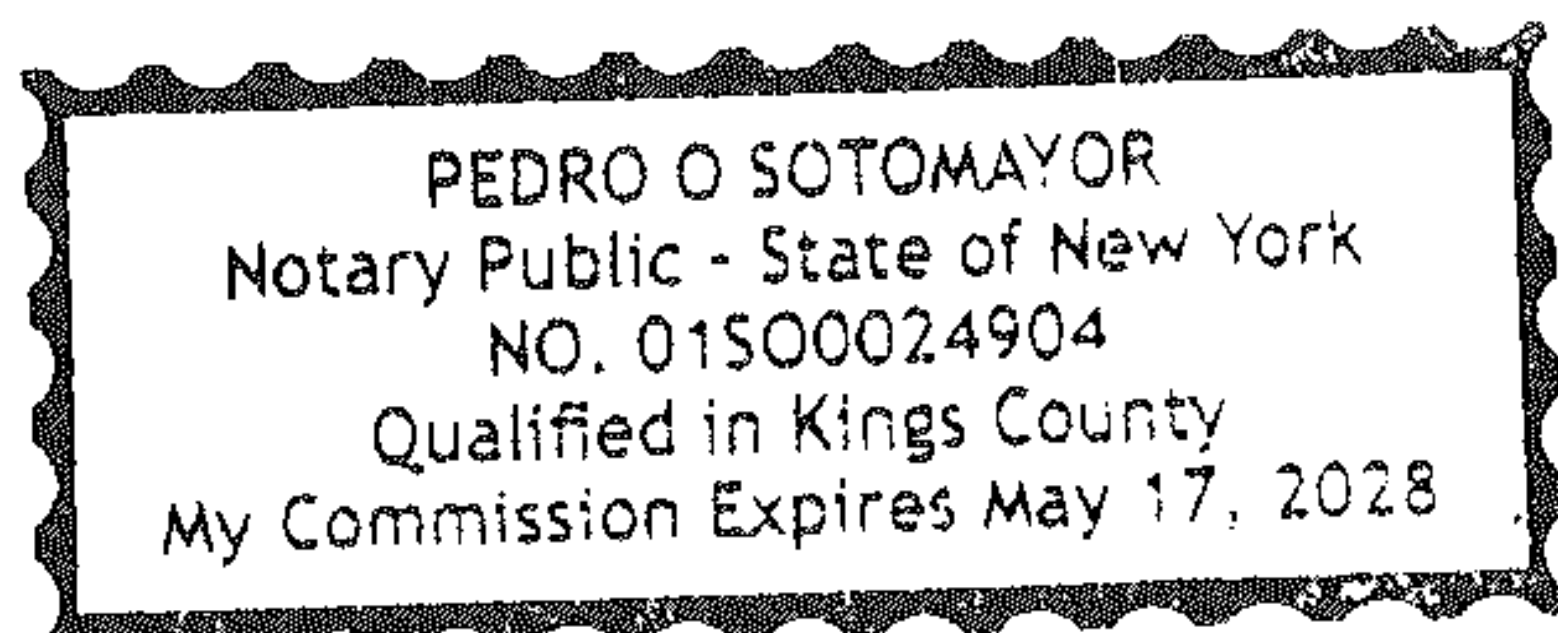


EXHIBIT A

Lot 22, Block 1771, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Pages 18 through 18M of the Public Records of Sarasota County, Florida, as to Parcel 2.

Lot 5, Block 1181, Twenty Fourth Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 14, Pages 14 through 14M of the Public Records of Sarasota County, Florida, as to Parcel 3.

Lot 3, Block 984, Twenty Second Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 14, Pages 10 through 10J of the Public Records of Sarasota County, Florida, as to Parcel 5.