

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100565 2 PG(S)

7/23/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523710

Doc Stamp-Deed: \$2,478.00

Prepared by and return to:

John S. Sarrett

Title 239 LLC

999 Vanderbilt Beach Road

Suite 200

Naples, FL 34108

File No 107.01687

Consideration: \$354,000.00

Parcel Identification No 0958067406

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WARRANTY DEED

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

This indenture made the 22nd day of July, 2026 between MF2 Partners, LLC, a Florida Limited Liability Company, whose post office address is 2180 Immokalee Road, Ste 313, Naples, FL 34110, Grantor, to Chace Caminiti and Haley Caminiti, husband and wife, whose post office address is 3223 Madagascar Avenue, North Port, FL 34286, Grantee:

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

Lot 6, Block 674, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 13, Pages 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

Also known as : 3223 Madagascar Avenue, North Port, FL 34286

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 Grantee 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:

MF2 Partners, LLC, a Florida Limited Liability Company

By: [Signature]
John S. Sarrett, as Authorized Agent

Michelle Fischer
WITNESS
PRINT NAME: Michelle Fischer

Mchmah
WITNESS
PRINT NAME: Meg Schmatke

999 Vanderbilt Bch Rd
Ste 200 Naples, FL 34108
WITNESS 1 ADDRESS

999 Vanderbilt Bch Rd #200
Naples FL 34108
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026, by John S. Sarrett, as Authorized Agent of MF2 Partners, LLC, a Florida Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Michelle Fischer
Signature of Notary Public



Print, Type/Stamp Name of Notary