

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 10873-26SW-FL

8/14/2026 10:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532643

Doc Stamp-Deed: \$175.00

Parcel Identification No 1134209634

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of August, 2026 between TALON ENTERPRISES LLC, a New Hampshire Limited Liability Company, whose post office address is **16 Wood Duck Circle, Sandown, NH 03873**, of the County of Rockingham, State of New Hampshire, Grantor, to **Next Level Estates, LLC, a Florida Limited Liability Company**, whose post office address is **2426 Altoona Avenue, North Port, FL 34286**, of the County of Sarasota, State of Florida, 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 34, Block 2096, Forty-Fifth Addition to Port Charlotte, according to the Plat thereof, recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 16 Wood Duck Circle, Sandown, NH 03873.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 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:

Jade Collins
WITNESS #1 SIGNATURE

Jade Collins

WITNESS #1 PRINTED NAME

6123 Emperor Pines TRI Porter, TX 77365

WITNESS #1 ADDRESS

Sherman L Coe
WITNESS #2 SIGNATURE

Sherman L Coe

WITNESS #2 PRINTED NAME

515 7th Ave New Brighton PA 15066

WITNESS #2 ADDRESS

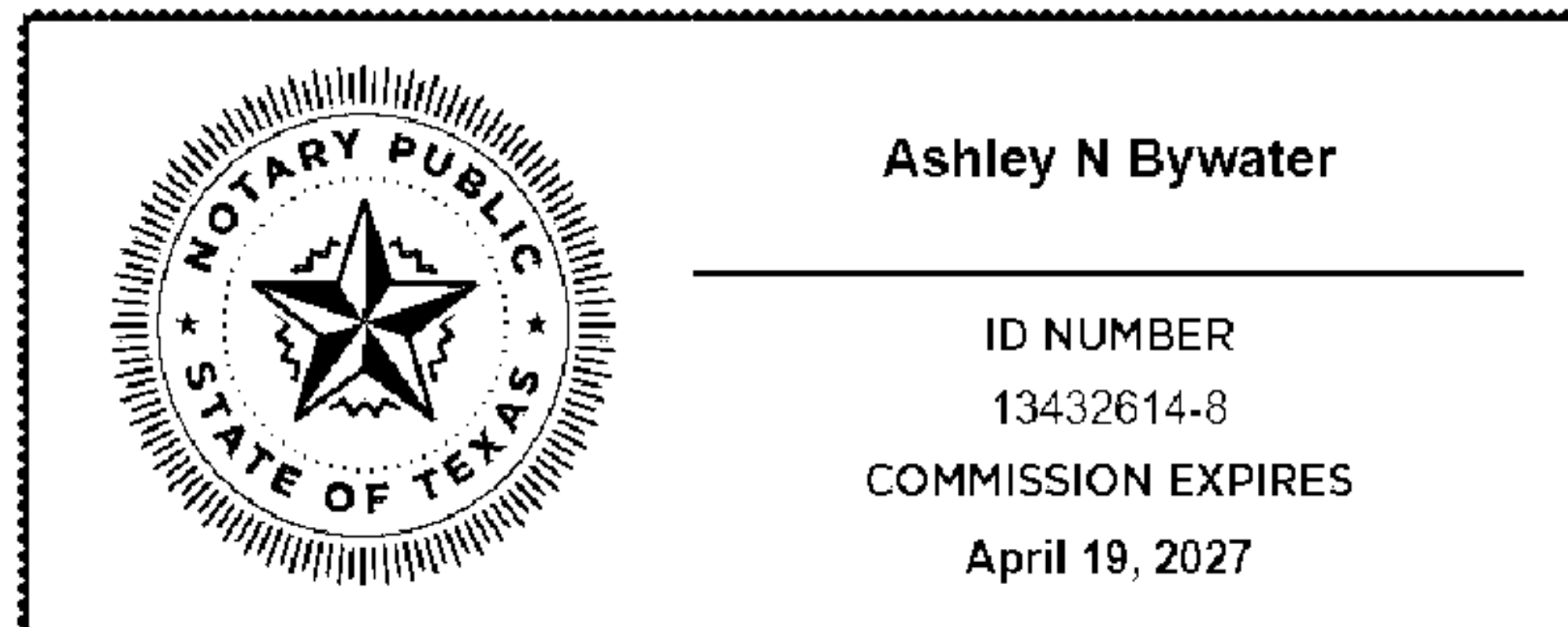
STATE OF ~~FLORIDA~~ Texas ANB
COUNTY OF ~~SARASOTA~~ Bexar ANB

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 13th day of August, 2026, by Malcolm Fulford, Manager of TALON ENTERPRISES LLC, a NH Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

Ashley N. Bywater
Signature of Notary Public

Ashley N Bywater

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.