

8/17/2026 11:31 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3533252

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261118

Parcel ID: **0949138726**

Florida Documentary Stamps in the amount of **\$115.50** have been paid hereon.

Doc Stamp-Deed: \$115.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of August, 2026 by

Nexxland, LLC, a Florida Limited Liability Company,

whose post office address is 400 Windtree Lane, Suite 100, Winter Garden, FL 34787,

herein called the Grantor, to

Darrell Ferguson and Christ Schaeffer, as Joint Tenants with Full Rights of Survivorship,

whose post office address is 504 Bouganvilla Court, Brentwood, CA 94513,

hereinafter called the Grantee:

(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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 (**\$16,500.00**) 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.:

Lot 26, Block 1387, TWENTY-EIGHTH ADDITION TO POR CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 15, page 12, of the Public Records of Sarasota County, Florida.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2026.

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:

Witness #1:
Renata Figueiredo
Signature
RENATA FIGUEIREDO
Printed Name

9058 WOODLAND FOREST RD ORLANDO, FL
Full Address 32836

Nexxland LLC, a Florida Limited Liability Company
By: *Carlos Eduardo De Jesus Delpupo*
Carlos Eduardo De Jesus Delpupo, as Sole Member of DEL3C HOLDINGS LLC, A Florida Limited Liability Company as Sole Member of Nexxland, LLC, a Florida Limited Liability Company

Witness #2:
Luana Jorio
Signature
LUANA JORIO
Printed Name

18096 Encore at Ovation Way
Full Address Orlando, FL 32837

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14 day of August, 2026, by Carlos Eduardo De Jesus Delpupo, () who is personally known to me or (X) who has produced Florida Driver License as identification.

Catalina Hernandez
Signature of Notary Public
Catalina Hernandez
Print, Type/Stamp Name of Notary

