

8/26/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537515

Doc Stamp-Deed: \$79.10

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6325
Parcel ID Number: 1133119718

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WARRANTY DEED

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

This indenture made the 26th day of August, 2026 between Aaron George Tallent, a married man, and Laura Tallent, a married woman, whose post office address is **3134 North Haven Drive, Sherman, TX 75092**, of the County of Grayson, State of Texas, Grantors, to **Fidens Investments LLC, a Florida Limited Liability Company**, whose post office address is **1121 West Price Boulevard, #2116, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 18, Block 1197, Twenty Fourth Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 14, Page(s) 14, 14A through 14M, inclusive, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shelby Chesire
WITNESS 1 SIGNATURE
PRINT NAME: Shelby Chesire

WITNESS 1 ADDRESS:
100 Walnut St.
Whitesboro, TX 76273

Debbie Baggett
WITNESS 2 SIGNATURE
PRINT NAME: Debbie Baggett

WITNESS 2 ADDRESS:
1620 CR 208
Gainesville, TX 76240

Aaron George Tallent
Aaron George Tallent

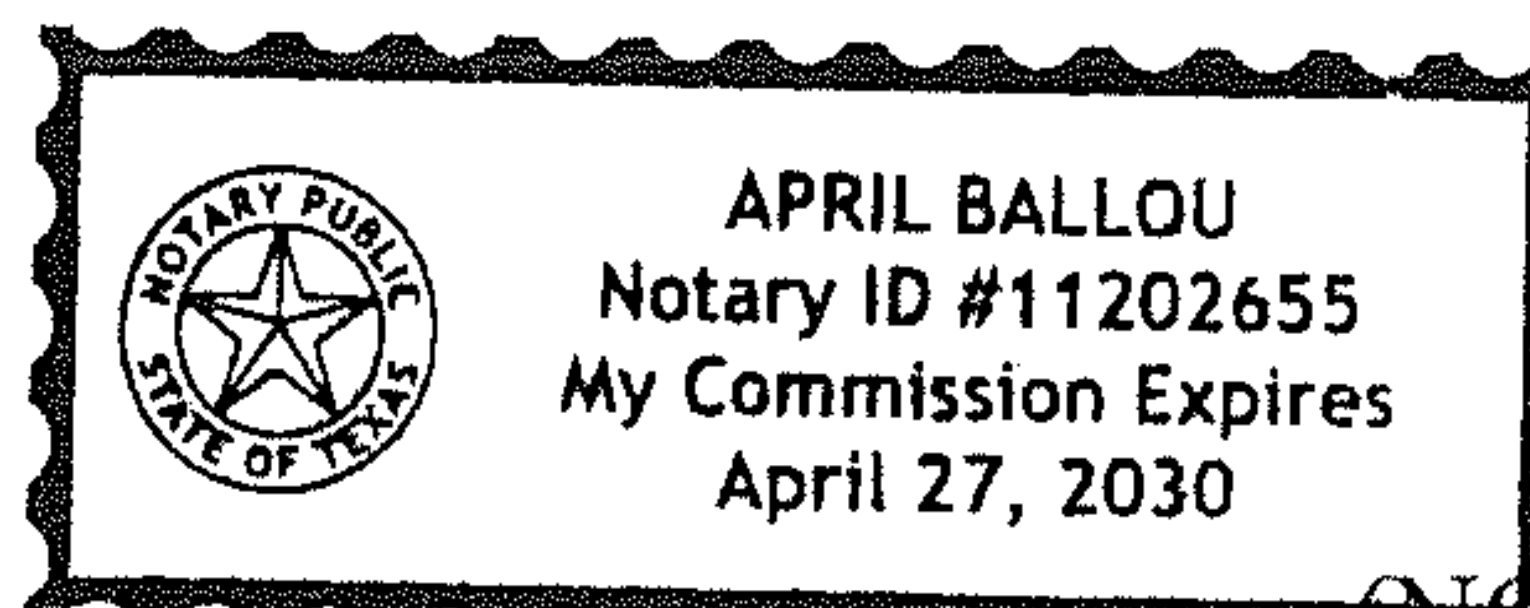
Laura Tallent
Laura Tallent

STATE OF Texas
COUNTY OF COOKE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24th day of August, 2026, by Aaron George Tallent, Laura Tallent and, (☐) who is/are personally known to me or (☒) who has/have produced Texas Drivers License as identification.

April Ballou
Signature of Notary Public

April Ballou
Print, Type/Stamp Name of Notary



(NOTARY SEAL)