

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117706 2 PG(S)**

8/28/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538561

Prepared by and Recording requested by:

John E. Wickman, Esquire

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

Doc Stamp-Deed: \$1,995.00

File Number: WLG-4723.1Y

Consideration: \$285,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of August 28, 2026, CUZO CORP, a Florida corporation, (henceforth referred to as "Grantor") of 14790 North Kendall Drive, Miami, FL 33196, for consideration paid, grant to Austin Housley, a single man, (henceforth referred to as "Grantee") of 5565 Lavender Avenue, North Port, FL 34288, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

**Lot 41, Block 1067, TWENTY-FOURTH ADDITION TO PORT CHARLOTTE
SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 14,
Page 14, Public Records of Sarasota County, Florida.**

Parcel ID 1124106741

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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; that the Grantor hereby fully 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: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set her hand and seal.

CUZO CORP,
a Florida corporation

By: Christian V. Herrera Dalgo
Christian V. Herrera Dalgo
Its: Vice President

Aaris Sheets

Witness #1 Signature

Aaris Sheets

Witness #1 Printed Name

P.O. Address:
1261 Olde Henderson Sq Columbus OH 43220

Tonya Ezell

Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

P.O. Address:
5281 69th St E PMB 101 Palmetto FL 34221

STATE OF FLORIDA
COUNTY OF Manatee

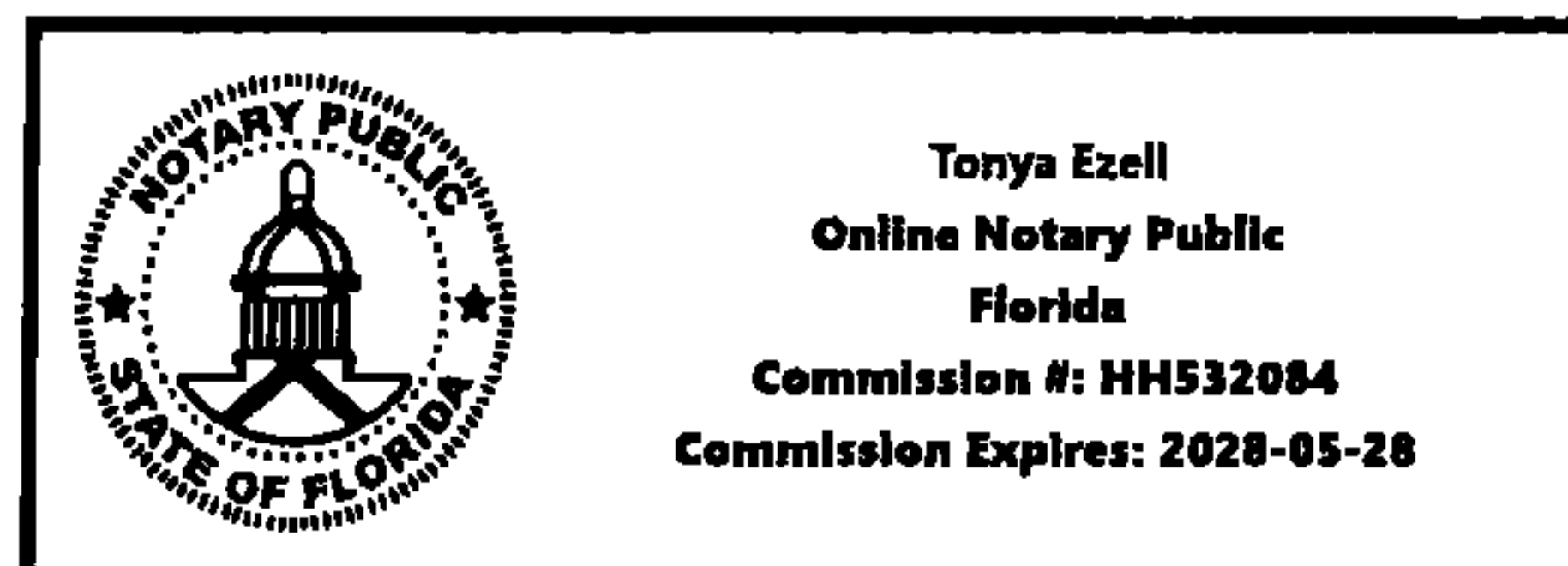
The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 27th day of August, 2026, by Christian V. Herrera Dalgo, Vice President of CUZO CORP, a Florida corporation, on behalf of the corporation, () who is personally known to me or (X) who has produced Ecuador Passport as identification.

Tonya Ezell

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary



Notarized online using audio-video communication

WARRANTY DEED