

Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-815
\$30,000.00

Special Warranty DeedDoc Stamp-Deed: \$210.00

Made this 31st day of August 2026 A.D., By **Thomas A. Hudak**, whose post office address is: 190 High Meadow Dr, Southbury, Connecticut 06488, hereinafter called the grantor, to **Florida 735 LLC, a Delaware Limited Liability Company**, whose post office address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 8, Block 2455, Forty-Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 1 through 1Z, inclusive, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signed Name: Elizabeth Savarese

Witness Printed Name: Elizabeth Savarese

Witness Address: 685 Main St. South, Southbury, CT 06488

Thomas A. Hudak (Seal)

Thomas A. Hudak

Address: 190 High Meadow Dr
Southbury, Connecticut 06488

Witness Signed Name: [Signature]

Witness Printed Name: Jane T. Smith

Witness Address: 685 Main St. South, Southbury, CT 06488

State of Connecticut
County of New Haven

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August 2026, by **Thomas A. Hudak**.

[SEAL]
Online Notary

Elizabeth Savarese
Signature of Notary Public
Personally Known ☐ OR
Produced Identification ☒
Type of Identification Produced
Driver's license

