Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-859
$53,800.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122740 1 PG(S)
9/9/2026 1:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3542767

For official use by Clerk's office only **Doc Stamp-Deed: $376.60**

STATE OF Florida)
COUNTY OF Sarasota)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this September 8, 2026, between Gogreen Property Mgmt., LLC, a Delaware limited liability company, whose mailing address is: 3805 Biscayne Drive, Winter Springs, Florida 32708, party of the first part, and Florida 735 LLC, a Delaware Limited Liability Company, whose mailing address is: 726 2nd Street Suite 2A, Annapolis, Maryland 24103, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 7 and 8, Block 952, Twenty-Second Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10J, 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.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 8, 2026.

Signed, sealed and delivered
in the presence of:

Witness signature
Cameron J. Cranston
Print witness name
746 Rosalie Way, Winter Springs Fl 32708
Address
Witness signature
Kyong I. Cranston
Print witness name
746 Rosalie Way, Winter Springs, FL 32708
Address

Gogreen Property Mgmt., LLC, a Delaware limited liability company

By: Thomas A. Walsh
Print Name: Thomas Arthur Walsh
Title: Manager

(Corporate Seal)

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of August 2026, by Thomas Arthur Walsh, Manager.

[SEAL]
Notary Public State of Florida
Cameron J Cranston
My Commission HH 439764
Expires 10/14/2027

Signature of Notary Public
Personally Known ____ OR
Produced Identification ✓
Type of Identification Produced
FLDL W420821501420