

Prepared by and Return to:
Steel City Title
Suleika Robles
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL26-843
\$98,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122757 1 PG(S)

9/9/2026 1:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3542784

Doc Stamp-Deed: \$686.00

Special Warranty Deed

Made this 8th day of September 2026 A.D., By **Steven Henry Fritz, III and Jessica Fritz, husband and wife**, whose post office address is: 436 Rossetti Dr, Nokomis, Florida 34275, 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 9, Block H, Venetian Gardens First Addition, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 76, 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: _____

Witness Printed Name: **Jennifer Moore**

Witness Address: **329 S. Nokomis Ave, Suite F
Venice, FL 34285**

Witness Signed Name: _____

Witness Printed Name: **Alicia Loupe**

Witness Address: **329 S. Nokomis Ave, Suite F
Venice, FL 34285**

Steven Henry Fritz, III (Seal)

Address: 436 Rossetti Dr
Nokomis, Florida 34275

Jessica Fritz (Seal)

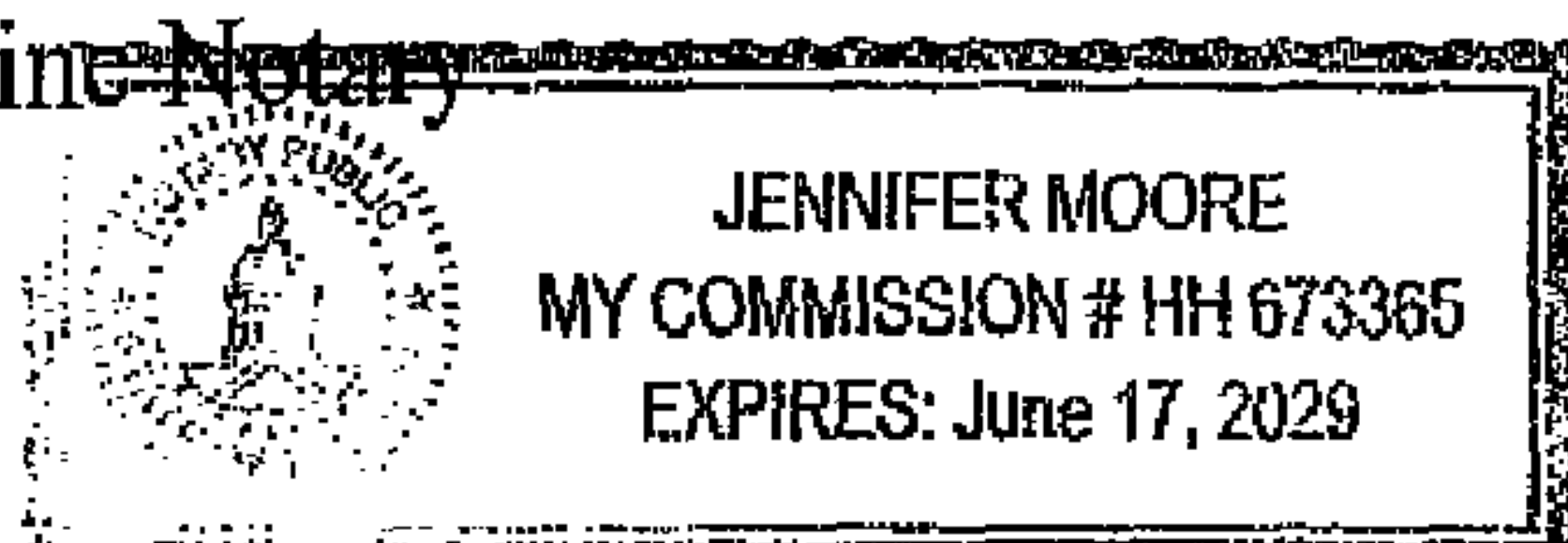
Address: 436 Rossetti Dr
Nokomis, Florida 34275

State of Florida
County of **Sarasota**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 01 day of September 2026, by Steven Henry Fritz, III and Jessica Fritz.

[SEAL]

Online Notary



Jennifer Moore

Signature of Notary Public
Personally Known _____ OR
Produced Identification X
Type of Identification Produced
Photo ID