

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123985 3 PG(S)**

9/11/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543862

Doc Stamp-Deed: \$202.30

Prepared by and return to:

Misty M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit 1

Port Charlotte, FL 33953

File No PC-26-109

Parcel Identification No 0952122922

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11th day of September, 2026 between American Estate and Trust FBO Liza Villanueva, whose post office address is 6900 Westcliff Drive, Suite 603, Las Vegas, NV 89145, of the County of Clark, Nevada, Grantor, to Nicholas Eddy, an unmarried man, whose post office address is 3319 Narcissus Terrace, North Port, FL 34286, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lots 22 and 23, Block 1229, 27th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 11A through 11M, of the Public Records of Sarasota County, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

American Estate and Trust FBO Liza Villanueva IRA

By:

Cindy Zendejas
Its TRUST OFFICER AET TIN (20-8936642)

Marsha Rodenbeck
WITNESS
PRINT NAME: Marsha Rodenbeck

Shauna Rosario
WITNESS
PRINT NAME: Shauna Rosario

6900 Westcliff Dr., #603
Las Vegas, NV 89145
WITNESS 1 ADDRESS

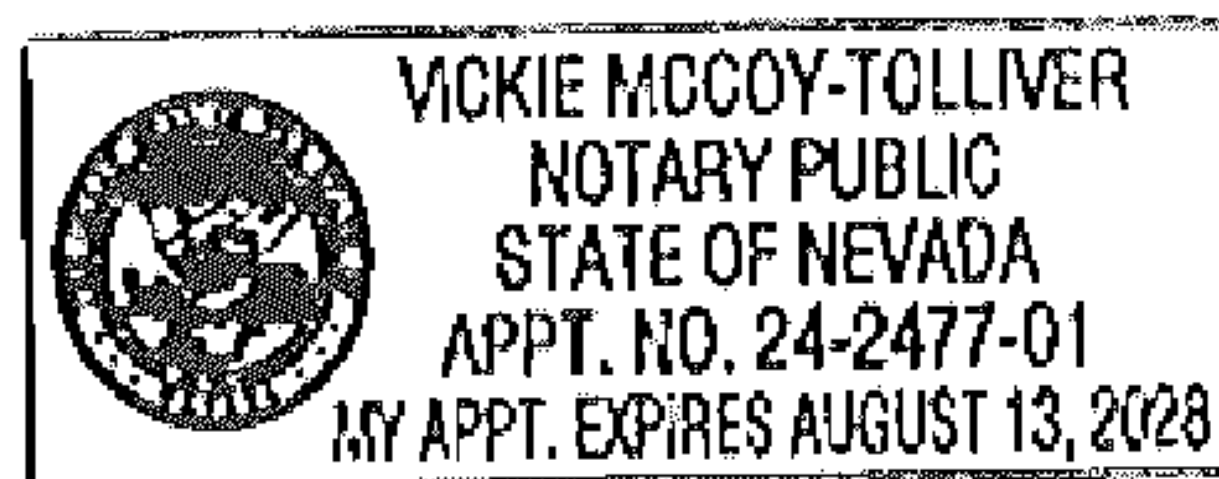
6900 Westcliff Dr., #603
Las Vegas, NV 89145
WITNESS 2 ADDRESS

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 8th day of September, 2026, by Cindy Zendejas of American Estate and Trust FBO Liza Villanueva IRA, (☒) who is/are personally known to me or (☐) who has/have produced _____ as identification.

Vickie McCoy-Tolliver
Signature of Notary Public

Vickie McCoy-Tolliver
Print, Type/Stamp Name of Notary



AMERICAN ESTATE & TRUST, INC.

6900 Westcliff Drive, Ste 603
Las Vegas, NV 89145

COMPANY RESOLUTION

The President of this Corporation, American Estate & Trust, Inc, a Nevada licensed Trust company (the "Company"), is affirming the appointment of Cindy Zendejas as Trust Officer of this Company.

BE IT ORDERED AND RESOLVED by the Company that Cindy Zendejas of Las Vegas, Nevada, is hereby appointed to the position of Trust Officer and such appointment is hereby affirmed. Said Trust Officer is empowered and authorized to perform the duties and exercise the powers which include, but are not limited to, the following:

I. To engage in the administration and management of any and all IRA accounts, including, but not limited to, any and all IRA accounts, for which this Company is a Trustee and/or custodian (the "Trusts"); and,

II. To have all the authorizations and powers of the Trustee that are granted in the account Agreements; which include, but are not limited to, the following:

A) To execute transfers of account assets from other custodian, to execute letters of acceptance on behalf of the company.

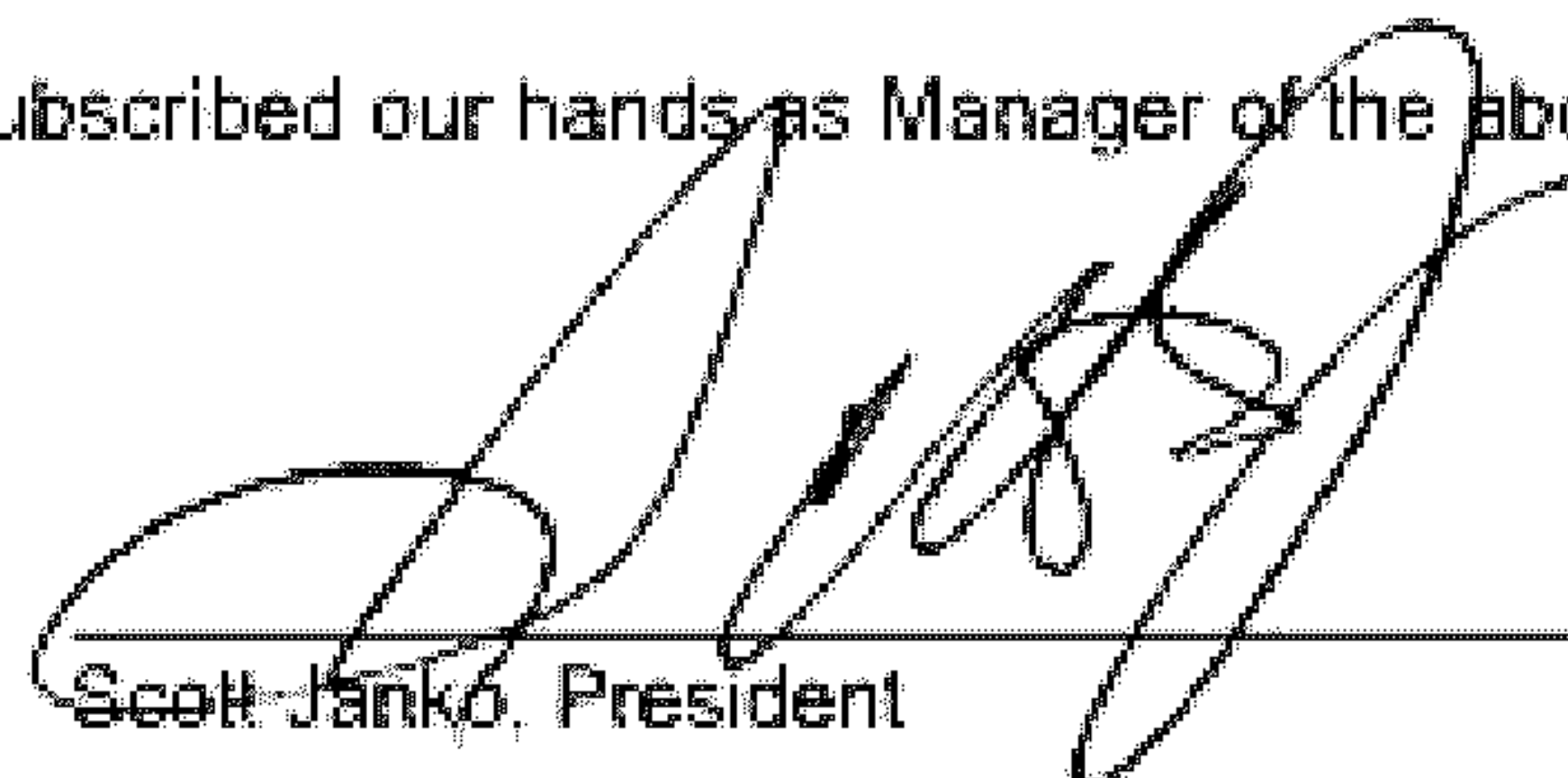
B) To exercise all the above authorizations and powers and to do such other acts which in its sole judgment are needful or desirable for the proper and advantageous control, management and investment or reinvestment of the property held in accounts hereunder, to the same extent and with the same effect as might legally be done by an individual in absolute ownership and control of said property.

III. RESOLVED FURTHER, that in addition to the above authorizations and powers, Trust Officer for the Company, shall be, and hereby is, expressly authorized and empowered to execute, acknowledge and deliver whatsoever instruments and documents which are necessary or appropriate to lawfully carry out the purposes of the Trusts.

IV. RESOLVED FURTHER, that the term of this appointment is permanent until changed in writing.

V. RESOLVED FURTHER, that the Managers of the Company shall immediately proceed to carry on the business for which the action taken hereby was approved.

IN WITNESS WHEREOF, we have hereunto subscribed our hands as Manager of the above-named Company, as of the 21th day of April, 2022.



Scott Janko, President