

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124053 2 PG(S)

9/11/2026 1:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543910

Doc Stamp-Deed: \$2,940.00

Prepared By and Return To:
Amanda Rodrigues
Unity Title Solutions, LLC
8810 Commodity Cir, Ste 11
Orlando, FL 32819

Order No.: UT260873-131

Property Appraiser's Parcel I.D. (folio) Number:
1135100911

WARRANTY DEED

THIS WARRANTY DEED dated this the 8 day of September, 2026, by Homeland Everest Investments LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 2101 PARK CENTER DR, Ste 150, Orlando, FL 32835 (the "Grantor"), to 2 Oakdale St LLC, a Florida Limited Liability Company, whose post office address is 7512 Dr Phillips Blvd, Ste 50-958, Orlando, FL 32819 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 11, Block 1009, Twentyfirst Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 9, 9A through 9I, inclusive, of the Public Records of Sarasota County, Florida.

Fee Simple

Subject to easements, restrictions, reservations and limitations of record, 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 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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Amanda A. Rodriguez
Printed Name of First Witness

8810 Commodity Cir, Ste 11, Orlando, FL
32819
Address of First Witness

[Signature]
Witness Signature

Jennifer Lee
Printed Name of Second Witness

8810 Commodity Cir, Ste 11, Orlando, FL
32819
Address of Second Witness

Homeland Everest Investments LLC, a Florida
Limited Liability Company

BY: [Signature]
Leandro Otavio Sobrinho
Manager

Grantor Address:
2101 PARK CENTER DR, Ste 150
Orlando, FL 32835

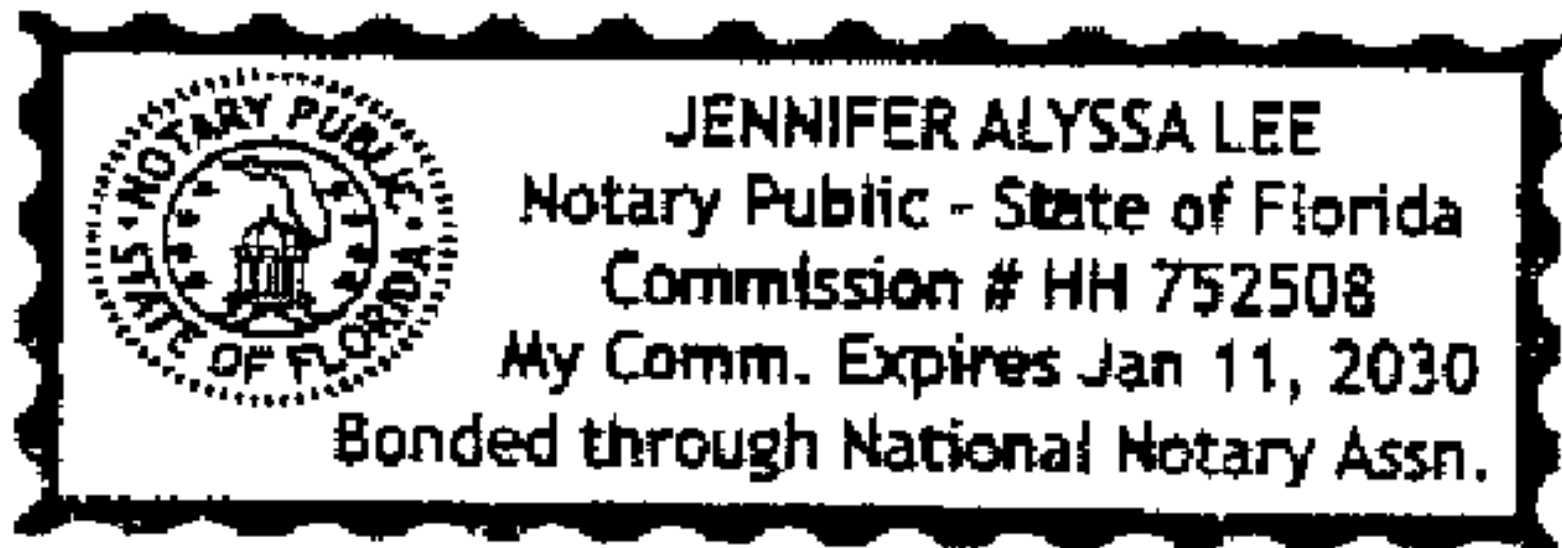
STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical
Presence or Online Notarization this 02 day of September, 2026 by *
who is personally known to me or who has produced DL (type of
identification) as identification.

* Leandro Otavio Sobrinho [Signature]

[Signature]
Notary Public



Printed Name: _____

Commission # _____

My Commission Expires: _____