

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124320 2 PG(S)**

9/11/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544125

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,380.00

File No.: 2026-08-4822
Parcel ID Number: 0962091460

WARRANTY DEED

This WARRANTY DEED, made September 10, 2026, by **FEVIL PATEL, AS MANAGER OF SZMD REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 5486 Silverside Pine Court, Lakewood Ranch, FL 34211 (the "Grantor"), to **LIOVERANDER ESQUIVEL MEDEROS, A SINGLE MAN**, whose address is 2004 Boca Chica Ave, North Port, FL 34286 (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 THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00) 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 situate in **Sarasota County**, Florida, to-wit:

Lot 60, Block 914, 20th ADDTION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 14, Page 8, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or 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 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Jen F
Witness #1 Signature

Witness #1 Printed Name Jennifer Fricke

Witness #1 Address 5218 Paylor Ln.
Sarasota, FL 34240

Cyndi Hoffmann
Witness #2 Signature

Witness #2 Printed Name Cyndi Hoffmann

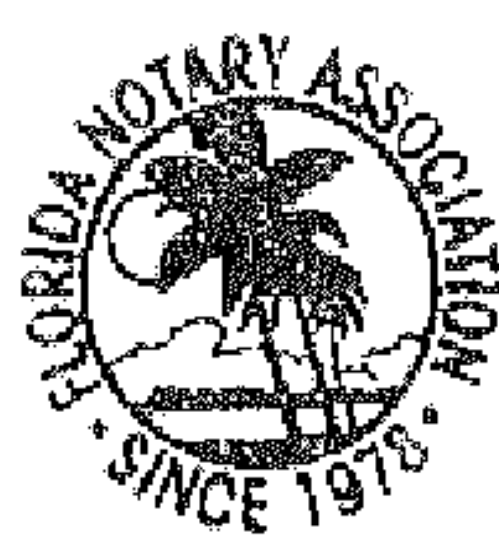
Witness #2 Address 5218 Paylor Ln.
Sarasota, FL 34240

SZMD Real Estate LLC,
a Florida Limited Liability Company

By: Fevil Patel
Fevil Patel, Manager

State of FL
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 10 day of September, 2026, by Fevil Patel, as Manager of SZMD Real Estate LLC, a Florida Limited Liability Company, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.



JENNIFER FRICKE
Notary Public
State of Florida
Comm# HH341806
Expires 1/27/2027

Jen F
Notary Public
Print Name: Jennifer Fricke
My Commission Expires: _____