

9/11/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544332

Prepared by and return to:

Hobel Florido, Esq.

Attorney at Law

Esquire Title & Escrow, PA

14345 Commerce Way

Miami Lakes, FL 33016

305-403-1725

File Number: MCH-12188

Doc Stamp-Deed: \$3,010.00

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Warranty Deed

This Warranty Deed made this **9th** day of **September, 2026** between **MCH SFR Property Owner 1 LLC, a Delaware limited liability company** whose post office address is **14355 Commerce Way, Miami Lakes, FL 33016**, grantor, and **SEB & MI, LLC, a Florida Limited Liability Company** whose post office address is **4140 Malden Drive , Sarasota, FL 34241**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 15, Block C, Harbor Oaks, according to the plat thereof as recorded in Plat Book 2, Page 44, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0075040002

a/k/a 2144 Oak Terrace, Sarasota, FL 34231

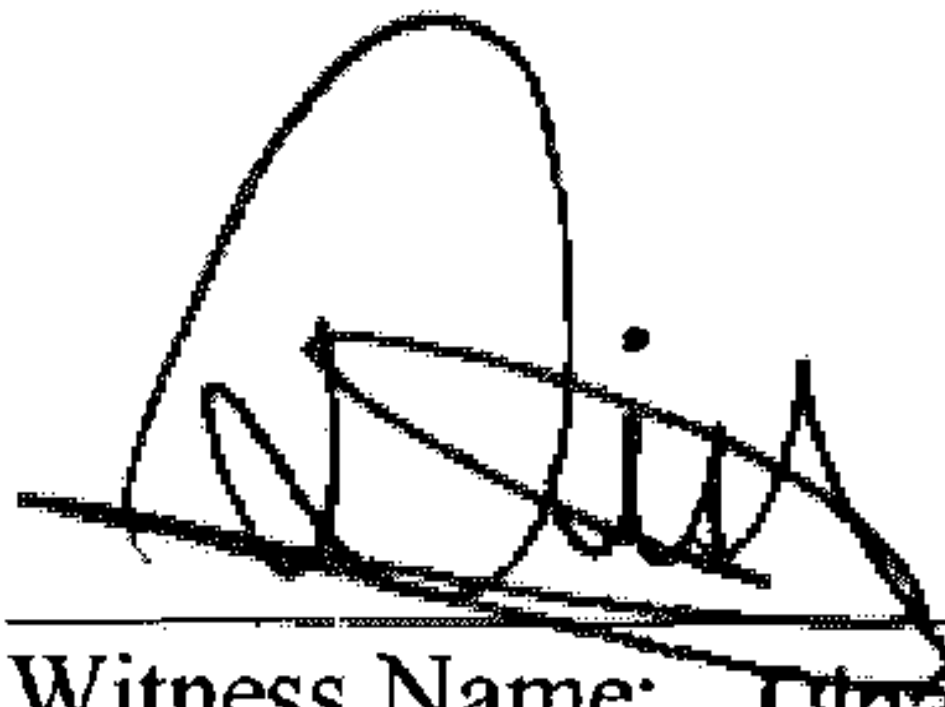
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 **December 31, 2025**.

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

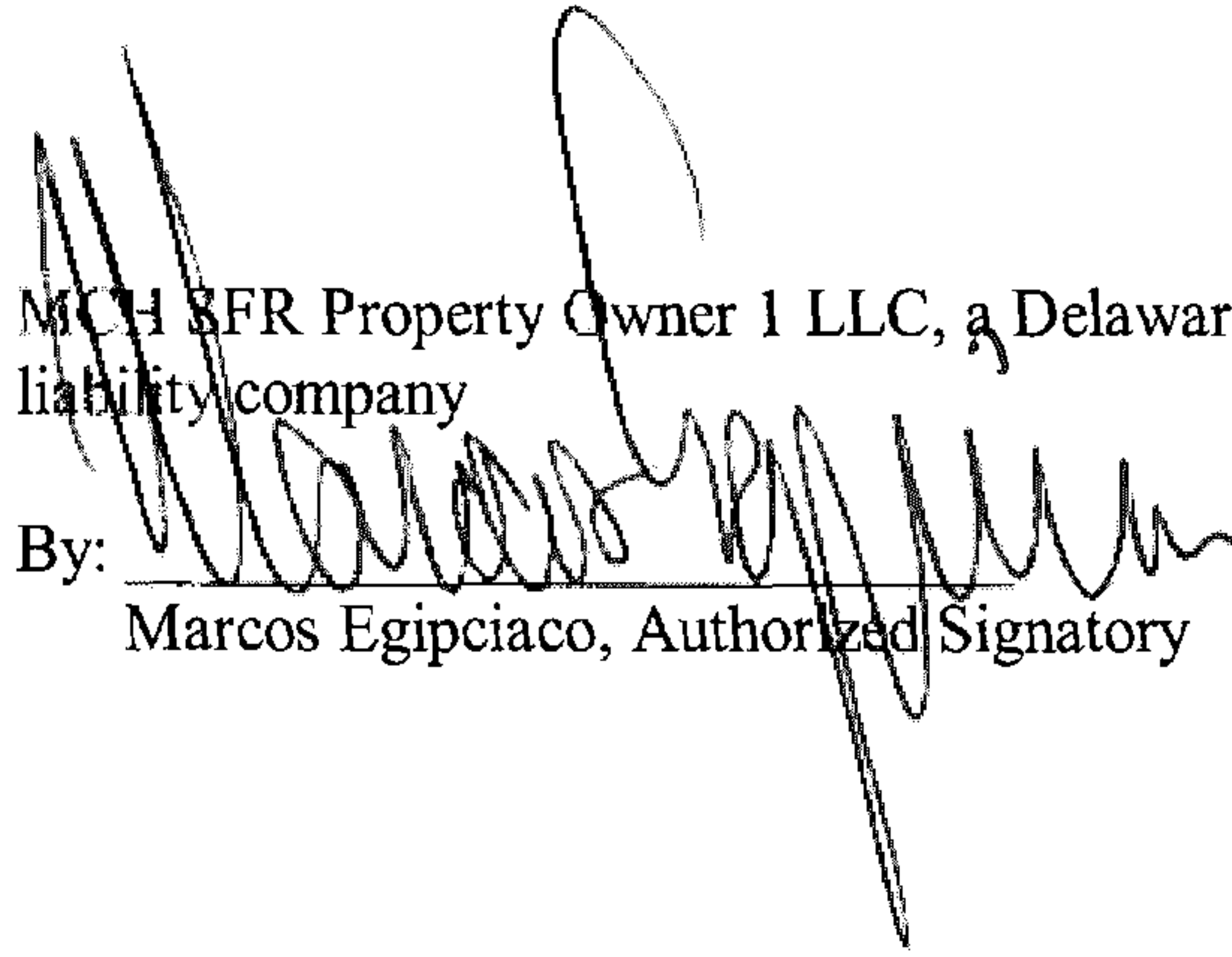
Signed, sealed and delivered in our presence:



Witness Name: Dina Martinez Orriols

Witness Address : 14355 Commerce Way, Miami Lakes, FL 33016

MCH SFR Property Owner 1 LLC, a Delaware limited liability company

By: 

Marcos Egipciaco, Authorized Signatory



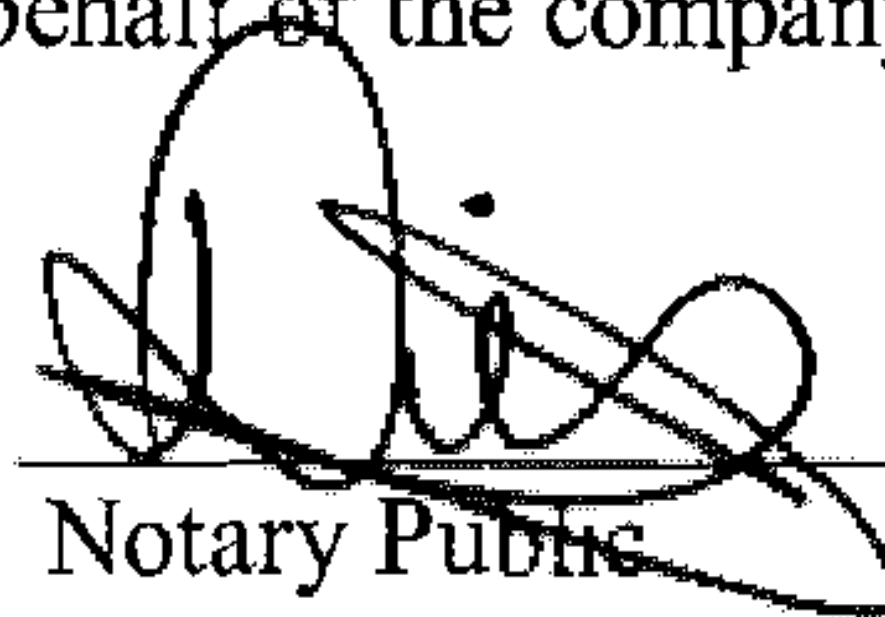
Witness Name: Sahil Babani

Witness Address : 14355 Commerce Way, Miami Lakes, FL 33016

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2026 by Marcos Egipciaco, Authorized Signatory of MCH SFR Property Owner 1 LLC, a Delaware limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Dina Martinez Orriols

My Commission Expires: July 31, 2028

