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INSTRUMENT # 2026126982 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546531

Prepared by and return to:

Rafael Morales

LG Title & Escrow, LLC

800 West Cypress Creek Rd, Suite 528

Fort Lauderdale, FL 33309

(954) 317-1742

Doc Stamp-Deed: \$77.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of September, 2026 between Private Equity Solutions LLC., a Florida Limited Liability Company, whose post office address is 1000 Brickell Avenue, Suite 335, Miami, FL 33130, grantor, and Levi Tubbs, a single man whose post office address is 14142 Hammock Crest way, Riverview, FL 33569, 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, situated, lying and being in Sarasota County, Florida to-wit:

Lot 16, Block 1516, Thirtieth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 14, 14A through 14Q, of the Public Records of Sarasota County, Florida.

Parcel Number: 0953151616

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 12/31/2025.

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:

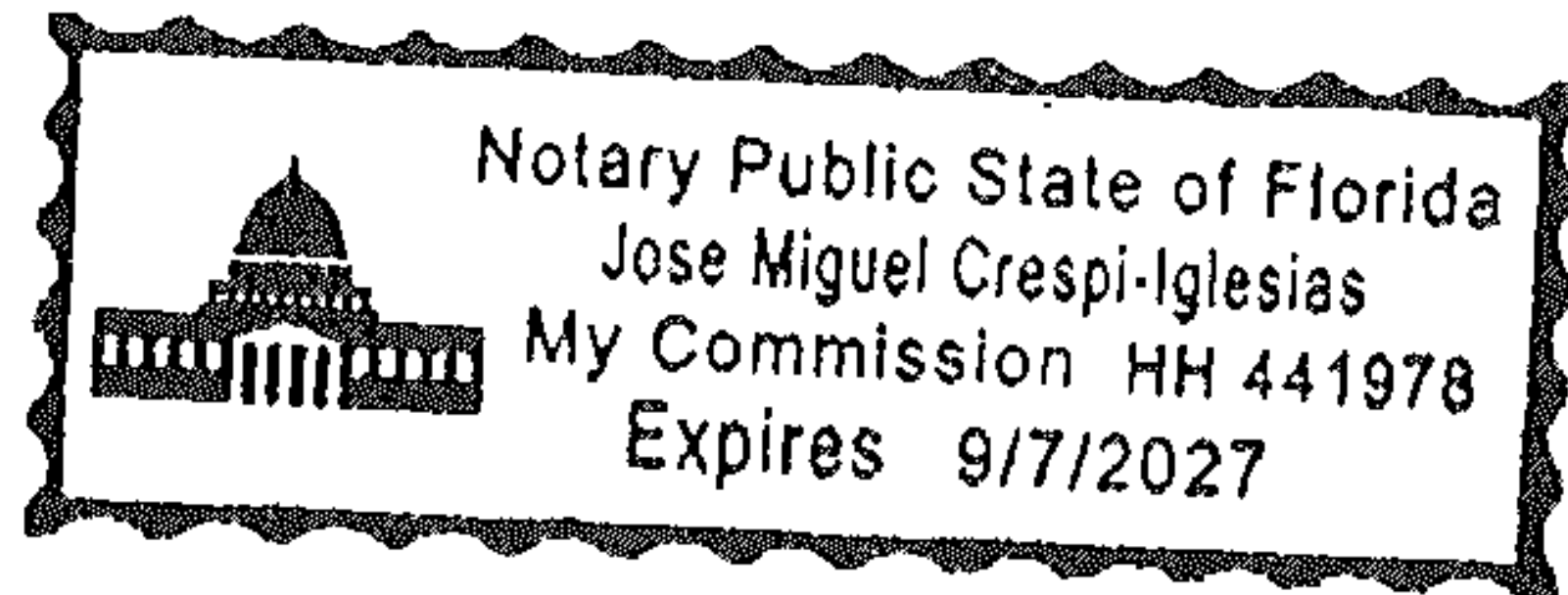

Witness
Printed Name: Esther Ortiz
P.O. Address: 3731 N Country Club
Dr. Apt. 527 Aventura, FL 33180


Witness
Printed Name: Jose M. Crespi-Iglesias
P.O. Address: 991 NW 106th Ave Cir
Miami, FL 33172

State of Florida
County of Miami-Dade

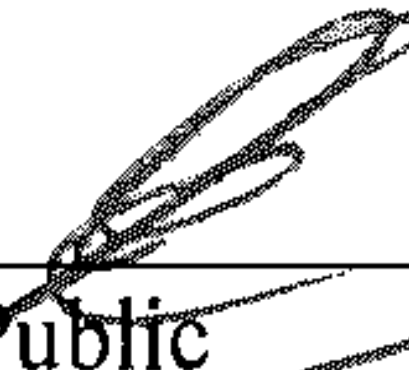
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17th day of September, 2026 by Ferdinand J. Ruano, Manager of Private Equity Solutions LLC., a Florida Limited Liability Company who ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]



**Private Equity Solutions LLC.,
a Florida Limited Liability Company.**

By: 
Ferdinand J. Ruano, Manager


Notary Public
Print Name: Jose M. Crespi-Iglesias
My Commission Expires: 9/7/2027