

3/26/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471953

Prepared by and return to:

Janelle Smith
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260151

Doc Stamp-Deed: \$1,251.60

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Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 26 day of March 2026, between **Peter G. Martini, an unmarried widower and as Trustee of the Martini Family Trust** whose post office address is **6797 Myrtlewood Road, North Port, Florida 34287**, grantor, and **Manuela Cardona Toro, a single woman** whose post office address is **6773 Myrtlewood Road, North Port, Florida 34287**, 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 16 BLOCK 2518 OF 50TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS AND EASEMENTS OF RECORD: ZONING AND OTHER REGULATORY ORDINANCES AND SUBJECT TO PROPERTY OWNERS ASSOCIATION, IF ANY.

Parcel Identification Number: 0998251816

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2024**.

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:

Janelle Smith
Witness

Janelle Smith
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

Cynthia M Ehke
Witness

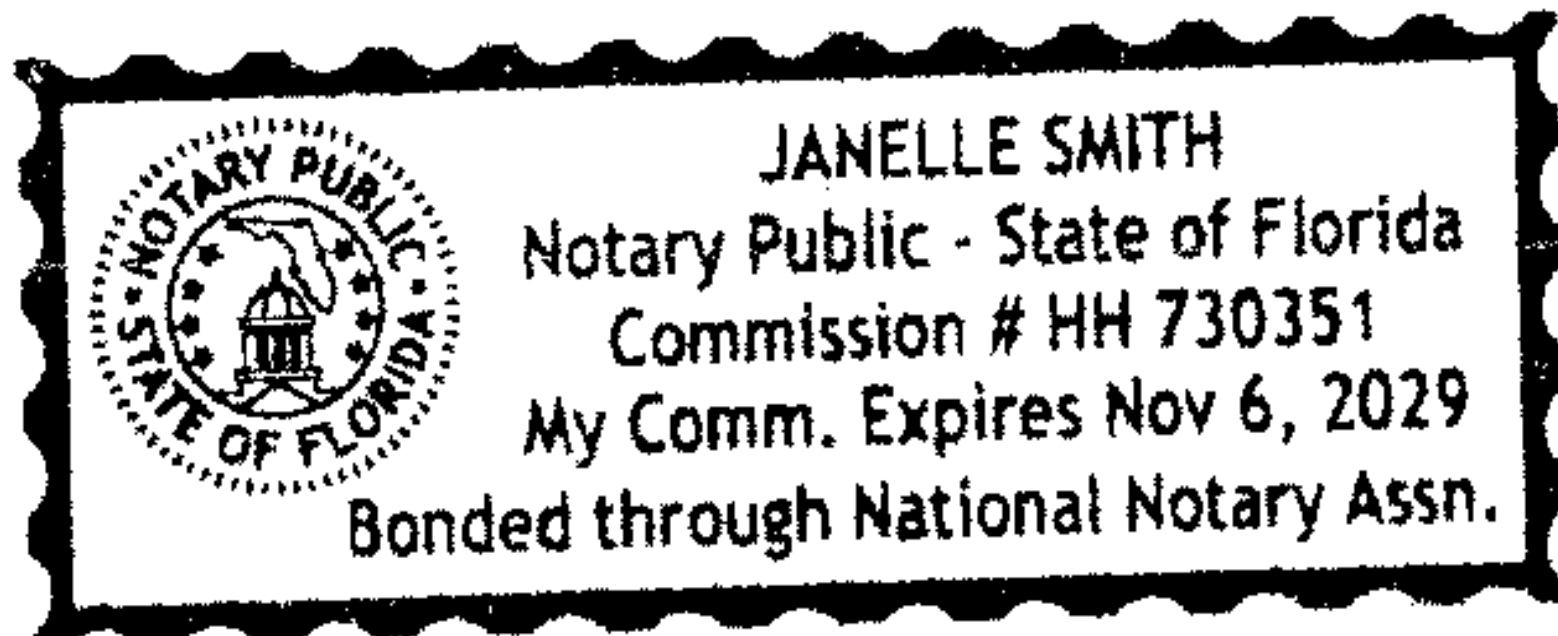
CYNTHIA M EHKE
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

Peter G. Martini
Peter G. Martini, individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26 of March, 2026 by Peter G. Martini, an unmarried widower and as Trustee of the Martini Family Trust, who is personally known or has produced a driver's license as identification.

(Notary Seal)



Janelle Smith
Notary Public
Printed Name: _____
My Commission Expires: _____