

3/27/2026 8:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472222

Prepared By:

Beycome Title of Florida, LLC/Sarah Ferguson

150 East Palmetto Park Road Suite 800

Boca Raton, FL 33432

Incident to the issuance of a title insurance commitment

Consideration: \$304,500.00

File Number: 2026-33370-BEY

PCN: 0963-11-3103

Doc Stamp-Deed: \$2,131.50

Return To:

John R. Horine

Daya L. Horine

8460 Pickwick Road, North Port, FL 34287

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of March, 2026 by and between **Michael A. Martinez and Kylie N. Martinez, husband and wife**, with an address of **7013 Alpine Court, LaBelle, FL 33935**, *hereinafter called the Grantor*, to **John R. Horine and Daya L. Horine, husband and wife**, with an address of **8460 Pickwick Road, North Port, FL 34287**, *hereinafter called the 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, FL** to-wit:

Lot 3, Block 1131, of TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

Subject to taxes for 2026 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.

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:

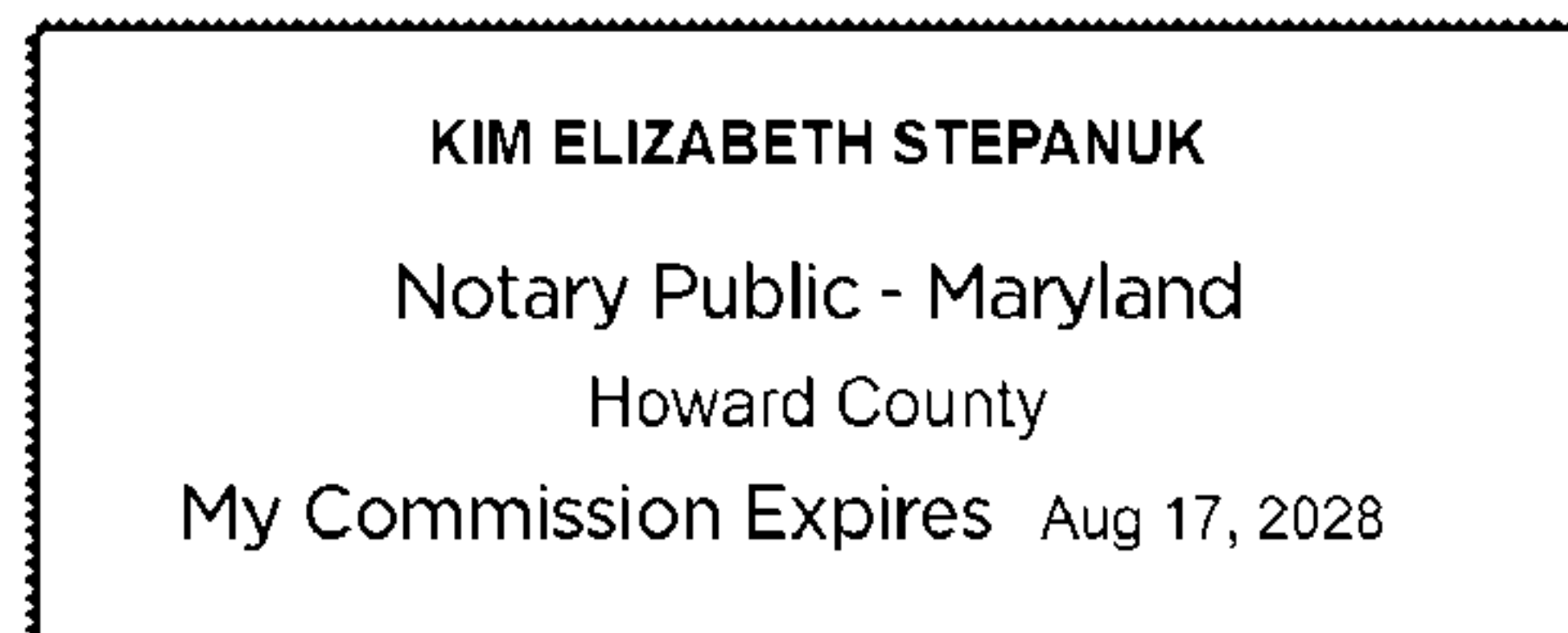
<p><u><i>Kim Elizabeth Stepanuk</i></u> WITNESS Kim Elizabeth Stepanuk Print name Witness 1 Address: <u>4500 N Park Ave Suite 804N</u> <u>Chevy Chase, MD 20815</u></p> <p><u><i>Celina Wilson</i></u> WITNESS <u>Celina Wilson</u> Print name Witness 2 Address: <u>202 Walton Way Suite 192</u> <u>Cedar Park, TX 78613</u></p>	<p><u>Michael A. Martinez</u> Michael A. Martinez <u>Kylie N. Martinez</u> Kylie N. Martinez</p>
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STATE OF Maryland

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 25th day of March, 2026, by Michael A. Martinez and Kylie N. Martinez, () who is/are personally known to me or () who has/have produced drivers license as identification.

Kim Elizabeth Stepanuk
Signature of Notary Public
Kim Elizabeth Stepanuk
Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.