

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041664 2 PG(S)**

**3/31/2026 2:20 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3473948**

THIS INSTRUMENT PREPARED BY:

Peter R. Olavarria Jr.

HB Title, Inc.

2285 W. Eau Gallie Blvd.

Melbourne, FL 32935

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

Tax ID No: 1150247723

Order Number:26-1084

Job Number: SW-DA17860356

**Doc Stamp-Deed: \$2,214.10**

## **Special Warranty Deed**

**This Special Warranty Deed** made this 30th day of March, 2026 A.D.

**Between Holiday Builders, Inc., a Florida corporation**, whose post office address is 2293 W. Eau Gallie Blvd., Melbourne, FL 32935, Grantor, and **Armando Colon and Ivette Rios Lebron, husband and wife**, whose post office address is 7378 Veterans Boulevard, North Port, FL 34288, Grantee,

(Whenever used herein the terms "grantor" and "grantee" include all 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 and conveyed to the said grantee, and grantee's heirs, executors, administrators and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

**Lot 23, Block 2477, Forty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida**

Parcel Identification Number: **1150247723**

Grantor and Grantee agree that any controversy, claim, or dispute that arises out of or is related to the Property, the community or neighborhood in which the Property is located (including without limitation any claims for breach of contract, death, personal injury, property damage, defective design or construction, negligence, misrepresentation, or fraud), or the home warranty provided by Grantor to Grantee (including Grantee's successors and assigns) (collectively, "Disputes"), shall be resolved only through binding arbitration through the American Arbitration Association ("AAA"). The arbitrator's decision shall be final and binding, subject to appeal only as permitted by AAA rules. The forgoing covenant is a real covenant, and shall run with the land, and inure to the benefit of and be binding upon Grantor and Grantee, their respective heirs, successors, and assigns, and all persons hereafter claiming under or through Grantor and Grantee.

**Subject**, however, to taxes for the current year, all reservations, covenants, conditions, restrictions and easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

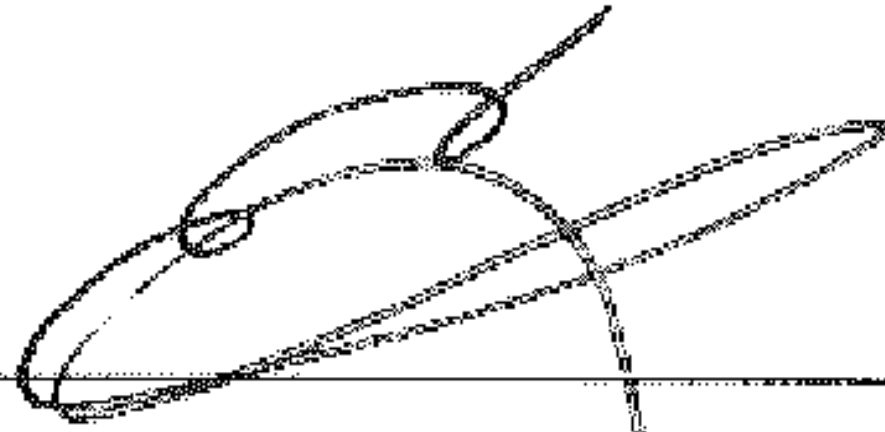
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

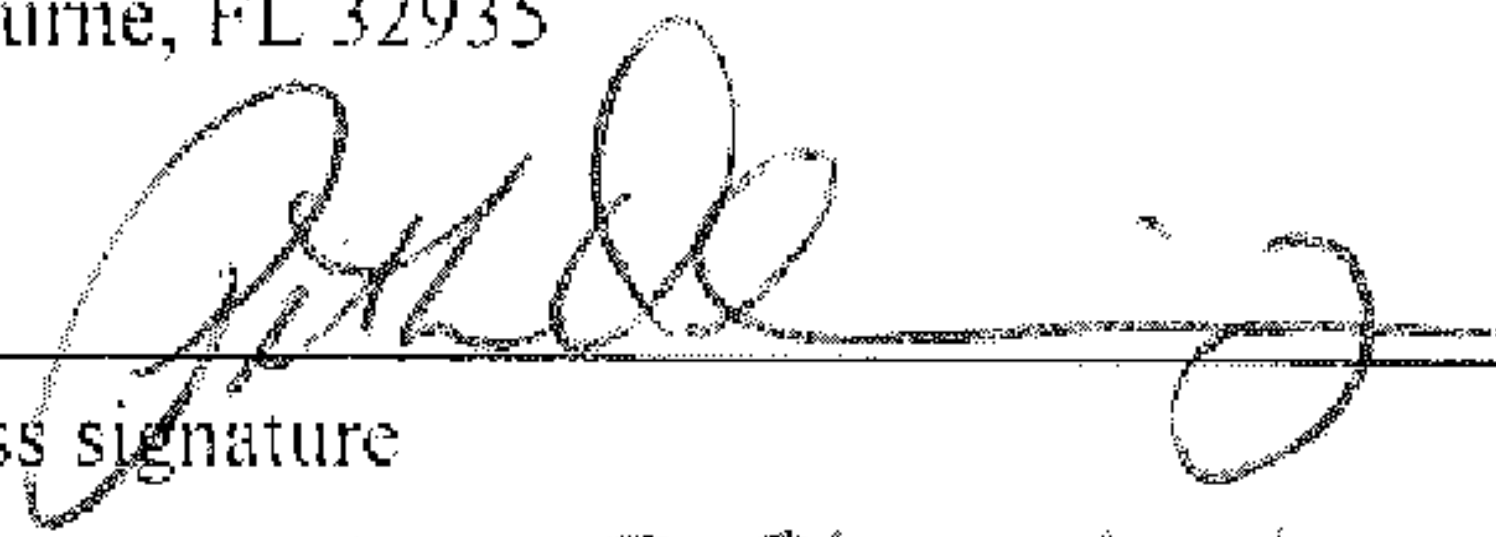
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor, but against no other.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

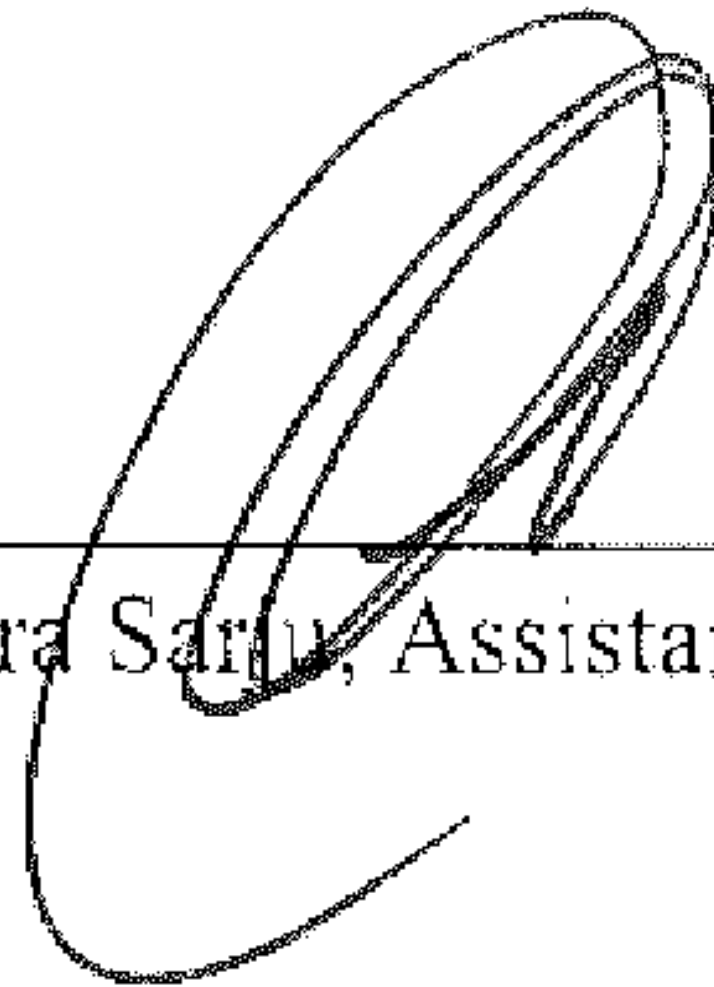
  
\_\_\_\_\_  
Witness signature  
**Elsa C. Smith**

Printed witness name  
2285 W Eau Gallie Blvd  
Melbourne, FL 32935

  
\_\_\_\_\_  
Witness signature  
**Peter R. Olavarria, Jr.**

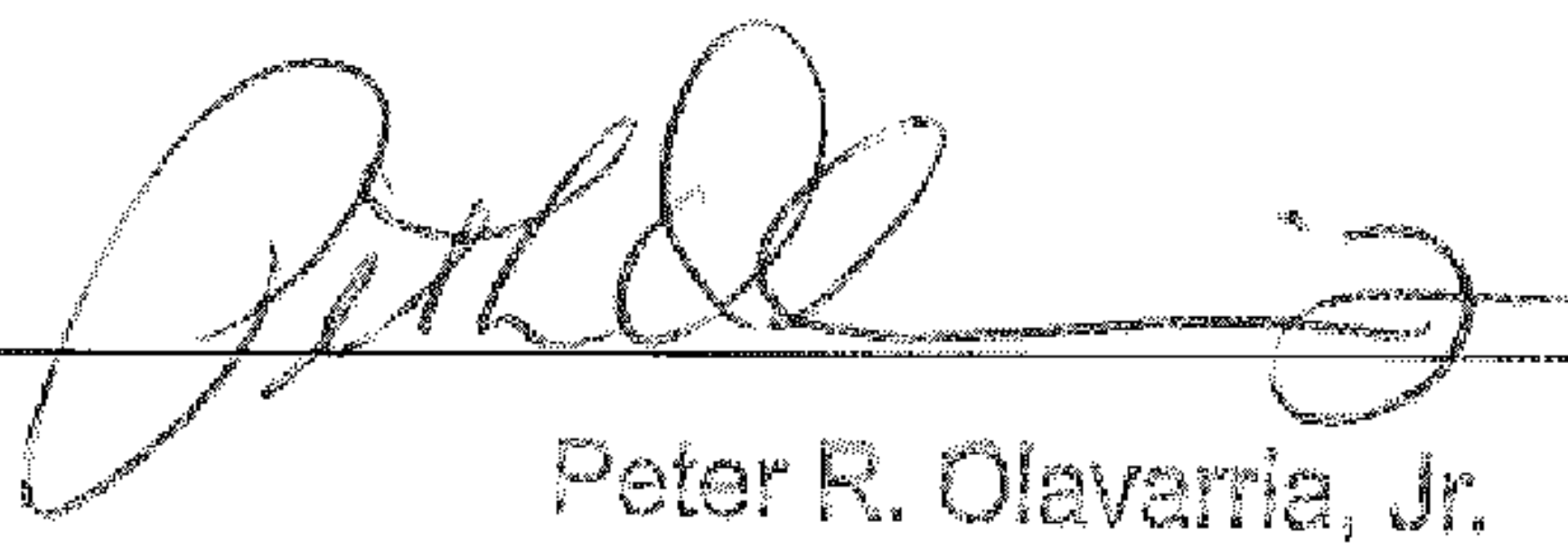
Printed witness name  
2285 W Eau Gallie Blvd  
Melbourne, FL 32935

**Holiday Builders, Inc.**

By:   
\_\_\_\_\_  
Indira Sarju, Assistant Vice President

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of [  ] physical presence OR [  ] online notarization, this 30 day of March, 2026 by Indira Sarju, Assistant Vice President of Holiday Builders, Inc., a corporation existing under the laws of the State of Florida. He/She [  ] is personally known to me or [  ] has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
**Peter R. Olavarria, Jr.** (Seal)  
Notary Public  
Notary Printed Name



PETER R. OLAVARRIA, JR.  
Commission # HH 507894  
Expires July 25, 2028