

3/31/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473994

Prepared by and return to:

Sandra M Houghton

Maverick National Services-FL, LLC

361 Interstate Boulevard

Sarasota, FL 34240

7023494

Doc Stamp-Deed: \$2,730.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 30th day of March, 2026, between Vibes Designs LLC, a Florida limited liability company, whose post office address is 610 21st Avenue W, Bradenton, FL 34205-8344, the Grantor and Jorge Bello Pinzon, a single person, whose post office address is 5324 Malaga Ave, Sarasota, FL 34235 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, situated, lying and being in **Sarasota County, Florida**, to-wit:

Lot 163, De Soto Lakes, Unit No 4, according to the Plat thereof, recorded in Plat Book 8, Page 118, of the Public Records of Sarasota County, Florida.

Parcel ID/Tax/Folio/Account #0019050052

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

Subject to all restrictions, reservations, covenants, conditions and easements of record, if any and to all applicable zoning ordinances and/or restrictions imposed by government authorities, if any.

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:

Vibes Designs LL, a Florida limited liability company

[Signature]
By: Yelitza N Villarreal Paredes, Mgr/Mbr

Address: 610 21st Ave W
Bradenton, FL 34205-8344

[Signature]
Printed Name Rada A. Milicevic

Address 4924 Adderton Ave
North Port FL 34288

Witness #2

[Signature]
Printed Name SANDRA M HOUGHTON

Address 361 INTERSTATE BLVD
SARASOTA, FL 34240

State of **FLORIDA**

County of **SARASOTA**

The foregoing instrument was sworn to, subscribed and acknowledged before me by **Yelitza N Villarreal Paredes, Mgr/Mbr of Vibes Designs LLC, a Florida limited liability company**, by means of physical presence or _____ online notarization this 30th day of **March, 2026**, if physical appearance he/she/they is/are personally known to me or produced FLDL as identification.



RADA A. MILICEVIC
Notary Public
State of Florida
Comm# HH474108
Expires 1/29/2028

[Signature]
Notary Public
Printed Name: Rada A. Milicevic
My Commission Expires: 01/29/28