

4/1/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474745

Doc Stamp-Deed: \$1,994.30

This Instrument Prepared by:

Pearl Stendig  
Iconic Title Agency LLC  
1815 Lakewood Road  
Suite 127  
Toms River, NJ 08755

After Recording Return to:

Mayra Diez and Adalberto Diez

Parcel Identification Number:

0961089611

(Space Above This Line For Recording Data)

### Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 30th day of March, 2026 between **One Third Construction LLC**, whose mailing address is \_\_ ("Grantor") to, **Mayra Diez, and Adalberto Diez**, whose mailing address is ("Grantee"). **11859 TAPESTRY LN, VENICE FL 34293**

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Sarasota** County, Florida and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

[Signature]  
David Heching One Third Construction LLC

WITNESSES:

[Signature]  
WITNESS  
PRINT NAME: Joshua Rubin

[Signature]  
WITNESS  
PRINT NAME: Samuel Tolayer

24 west parkway Clifton NJ  
07012  
WITNESS 1 ADDRESS

4 Anderson Rd  
Pomona NY 10970  
WITNESS 2 ADDRESS

STATE OF New Jersey  
COUNTY OF Passaic

On 30th day of March, 2026, before me, Joshua Rubin, Notary Public in and for said county, personally appeared David Heching, Authorized Signatory of One Third Construction LLC, who has/have satisfactorily identified him/her/themselves as the signer(s) or witness(es) to the above-referenced document.

[Signature]  
Notary Public Signature  
My Commission Expires:

**JOSHUA M. RUBIN**  
**Commission # 2408381**  
**Notary Public State of New Jersey**  
**My Commission Expires**  
**May 11, 2026**

**EXHIBIT "A"**

Property Address:       **3197 North Chamberlain Boulevard**  
                                  **North Port, FL 34286**

Lot 11, Block 896, Twentieth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 8, of the Public Records of Sarasota County, Florida.