

Prepared by and return to:
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File No 3579-26SW-FL

4/6/2026 10:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475868

Doc Stamp-Deed: \$140.00

Parcel Identification No 1007025429

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of April, 2026 between Luis A. Ventura and Mayra A. Ventura, husband and wife, whose post office address is 147 Main Street, Marlborough, MA 01752, of the County of Middlesex, Commonwealth of Massachusetts, Grantors, to Naiara Carla Gaspar De Souza, an unmarried woman, whose post office address is 1266 Woodcrest Ln, North Port, FL 34286, of the County of FL, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 29, Block 254, 7th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 19, 19A thru 19N, inclusive, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 147 Main Street, Marlborough, MA 01752.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Isaac Moore
WITNESS #1 SIGNATURE

Isaac Moore
WITNESS #1 PRINTED NAME

160A Apex Dr Marlboro Ma 01752
WITNESS #1 ADDRESS

Wendy Bradley
WITNESS #2 SIGNATURE

Wendy Bradley
WITNESS #2 PRINTED NAME

160A Apex Dr. Marlboro, MA 01752
WITNESS #2 ADDRESS

Luis Ventura
Luis A. Ventura

Mayra Ventura
Mayra A. Ventura

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April, 2026, by Luis A Ventura and Mayra A. Ventura, who is/are personally known to me or who has/have produced Massachusetts Drivers license as identification.

[Signature]
Signature of Notary Public

Jimmy Martinez Jr.
Print, Type/Stamp Name of Notary

