

4/6/2026 11:18 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475947

Prepared by and Return to:
Yanneth P. Mosquera
Suncoast One Title & Closings, Inc.
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$1,819.30

File No.: ORL-2026-4
Parcel ID Number: 0980041502

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WARRANTY DEED

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

This indenture made the **3rd day of April, 2026** between **Gregory Otis Gage, a married man**, whose post office address is **13624 Tamiami Trail, PMB 188, North Port, FL 34287**, of the County of Sarasota, State of Florida, Grantor, to **David Vivas Gegundez, a single man**, whose post office address is **1294 34th Street, Sarasota, FL 34234**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 2, Block 415, Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 12, Page(s) 21A through 21S, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

Gregory Otis Gage
Gregory Otis Gage

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

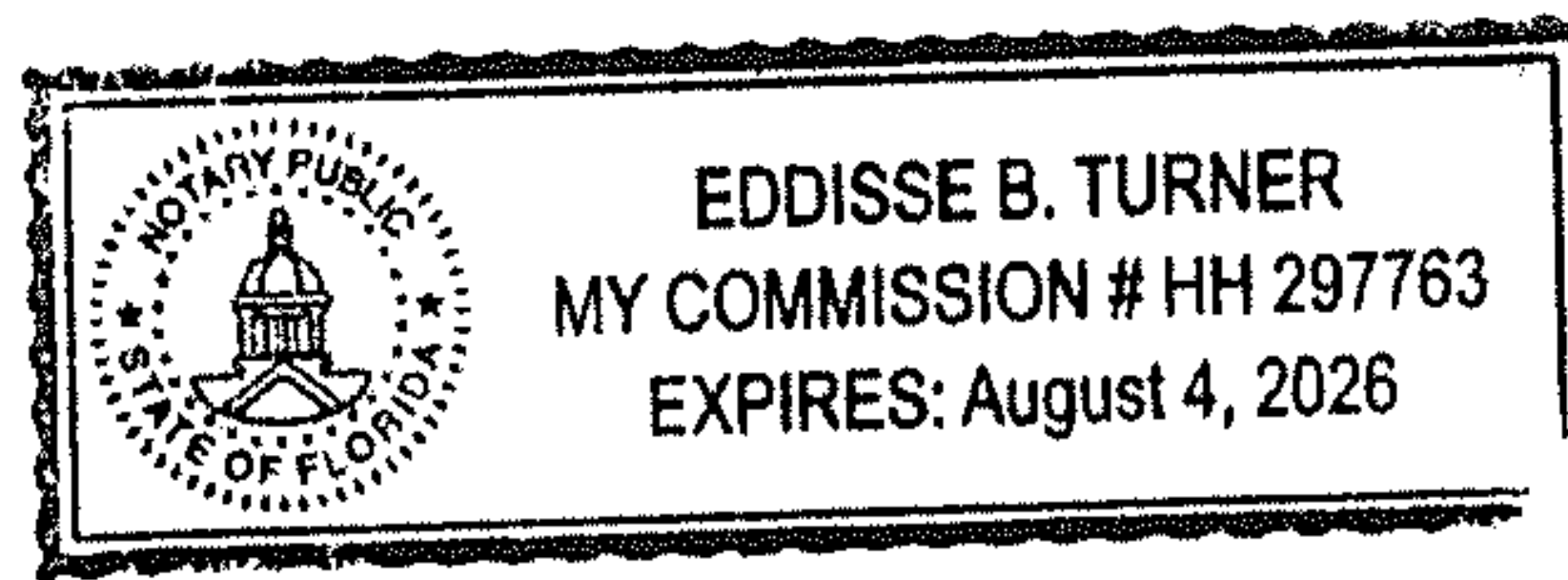
Cameron Pennell
WITNESS 2 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Gregory Otis Gage and Marilyn Gage, who is/are personally known to me or who has/have produced FL Drivers License as identification.

Eddisse Turner
Signature of Notary Public



Eddisse Turner
Print, Type/Stamp Name of Notary

(NOTARY SEAL)