

4/10/2026 4:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3479002

Doc Stamp-Deed: \$455.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2026-2393
Parcel ID Number: 1005-01-0824

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **10th day of April, 2026** between **ABiTAM, LLC., a Florida Limited Liability Company**, whose post office address is **16267 Marceline Avenue, Port Charlotte, FL 33954**, of the County of Charlotte, State of Florida, Grantor, to **Randall S. Crane and Melissa A. Crane, husband and wife**, whose post office address is **4027 Twinbush Terrace, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 24, Block 108, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 19, 19AA through 19NN, 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Joanna D'Angelo

WITNESS 1 ADDRESS:
4044 N Access Rd
Englewood FL 34224

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Amanda Crane

WITNESS 2 ADDRESS:
4044 N Access Rd
Englewood, FL 34224

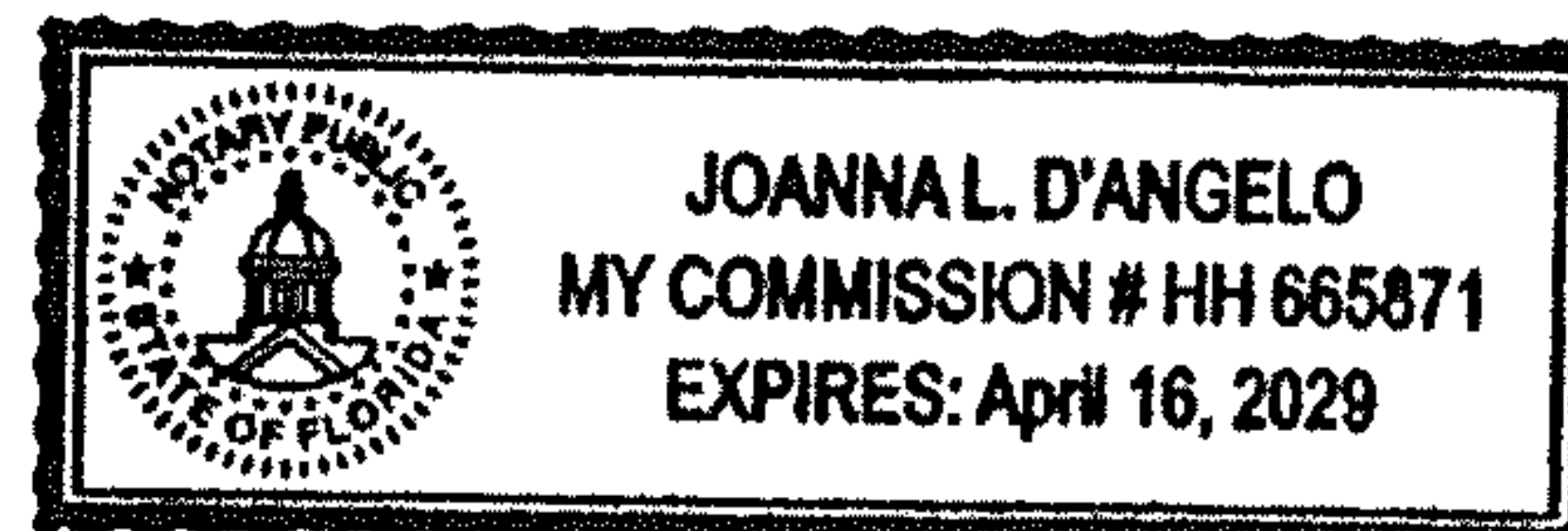
ABiTAM, LLC., a Florida Limited Liability Company

By: [Signature]
William Tamayo Rojas, Managing Member

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2026, by William Tamayo Rojas, Managing Member of ABiTAM, LLC., a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public
Joanna L. D'Angelo
Print, Type/Stamp Name of Notary



(NOTARY SEAL)