

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Valerie K. Henry

GOLD CREST TITLE SERVICES

19700 Cochran Blvd., Unit B

Port Charlotte, Florida 33948

Our File No.: GC26-057

Property Appraisers Parcel Identification (Folio) Number: 0967058821

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$20,500.00. Florida Documentary Stamps in the amount of \$143.50 have been paid hereon.

Doc Stamp-Deed: \$143.50



SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 10 day of April, 2026, by LUCILLE VAILLANCOURT-KREIDER, a married woman, whose post office address is 35209 Dolphin Lake Drive, Zephyrhills, FL 33541, herein called the Grantor, to RONART ROMERO GARCIA, whose post office address is 912 Lochmont Drive, Brandon, FL 33511, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SARASOTA County, State of Florida, viz.:

Lot 21, Block 588, 18th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Pages 6, 6A thru 6V, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

GRANTOR herein covenants the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property of the GRANTOR.

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

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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cathy Puterbaugh

Witness #1 Signature

Cathy Puterbaugh

Witness #1 Print name

19700 Cochran Blvd., Unit B, Port Charlotte, FL 33948

Witness #1 Print address

[Signature]

Witness #2 Signature

Valerie K. Henry

Witness #2 Print name

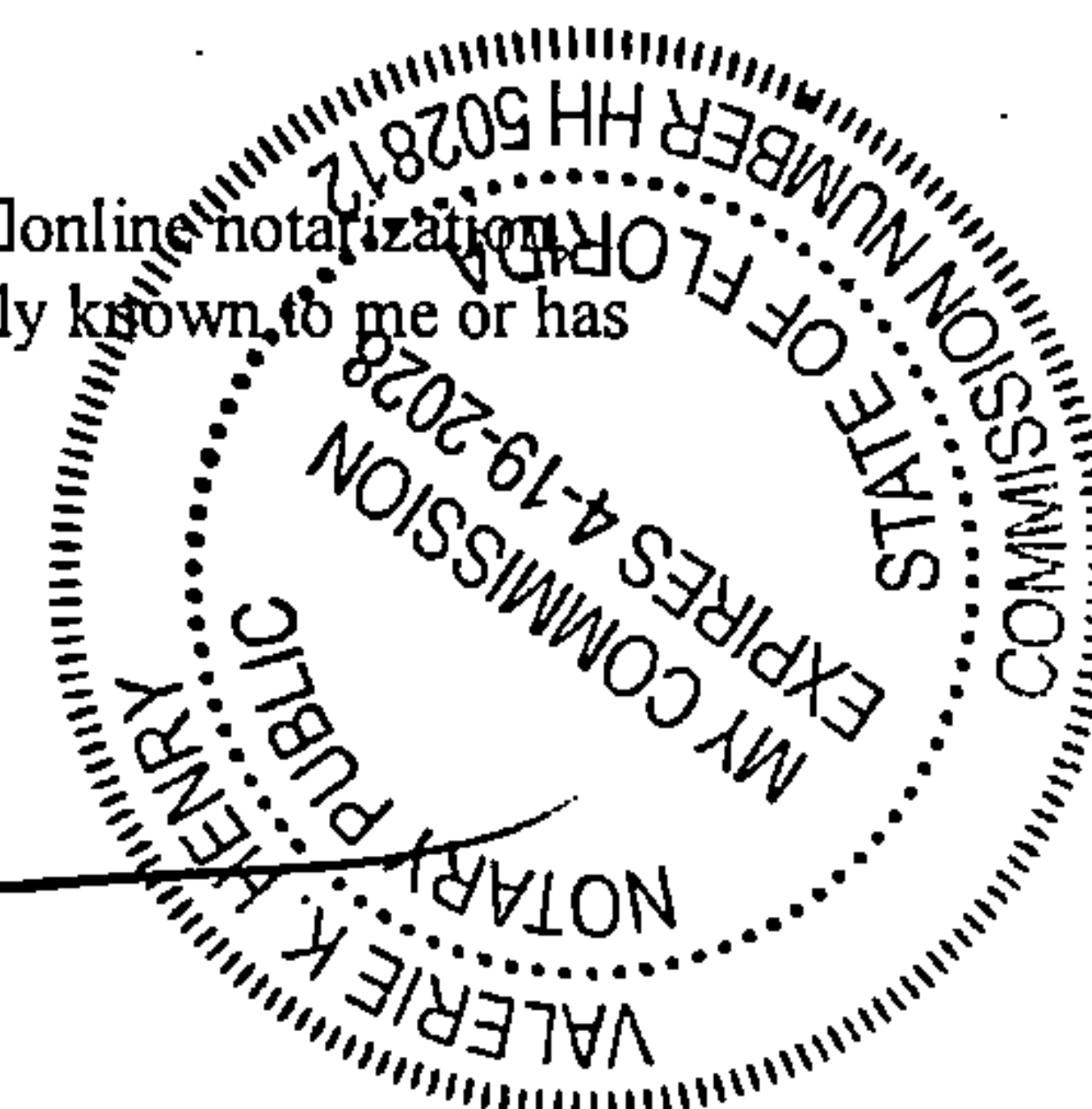
19700 Cochran Blvd., Unit B, Port Charlotte, FL 33948

Witness #2 Print address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2026, by LUCILLE VAILLANCOURT-KREIDER, who is personally known to me or has produced license as identification.

SEAL



[Signature]
Notary Public

My commission expires:

Print name

Online Notary ☐ (Check box if acknowledgment done by Online Notarization)

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