

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048513 2 PG(S)

4/13/2026 4:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479678



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$133.00

File No.: 265259-95

WARRANTY DEED

This indenture made on **April 13, 2026** by **Wendy L. Miller-Aguiar, a married woman**, whose address is: 926 SW 117th Ave., Davie, FL 33325 hereinafter called the "grantor", to **MF2 Partners, LLC, a Florida limited liability company**, whose address is: 2180 Immokalee Rd Suite 313, Naples, FL 34110, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 19, Block 788, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page 8, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1136078819

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

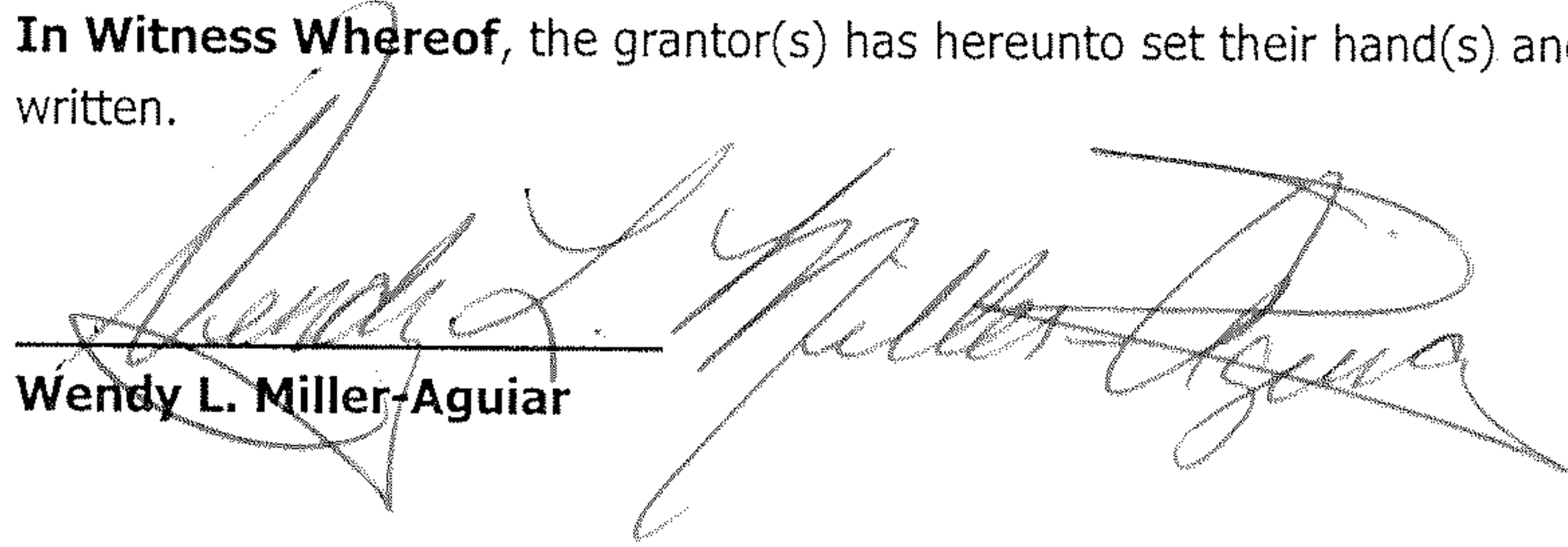
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

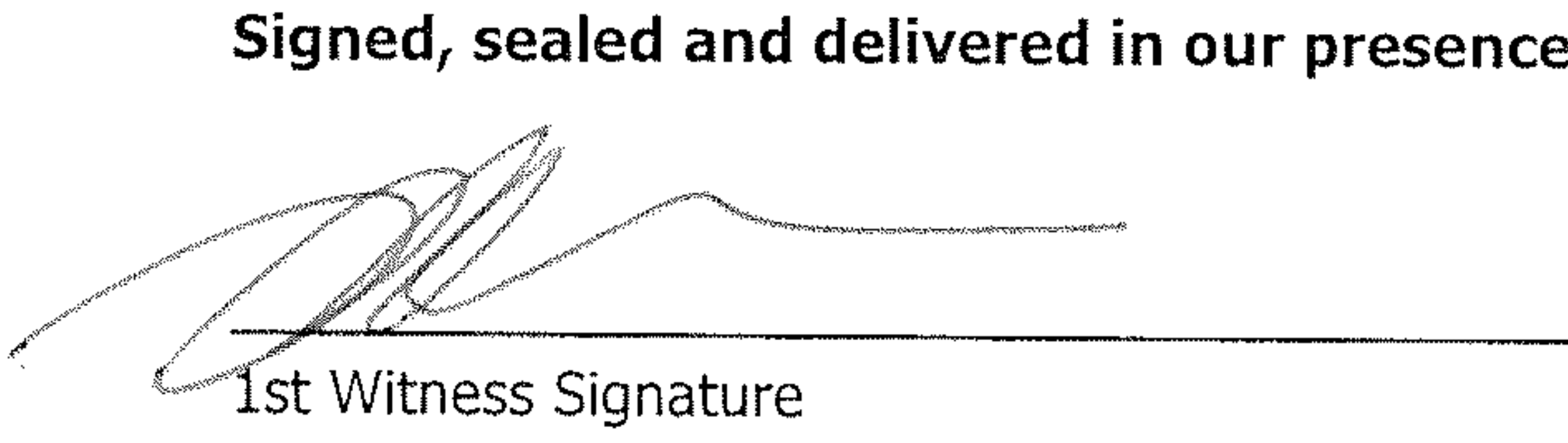
To Have and to Hold, the same in fee simple forever.

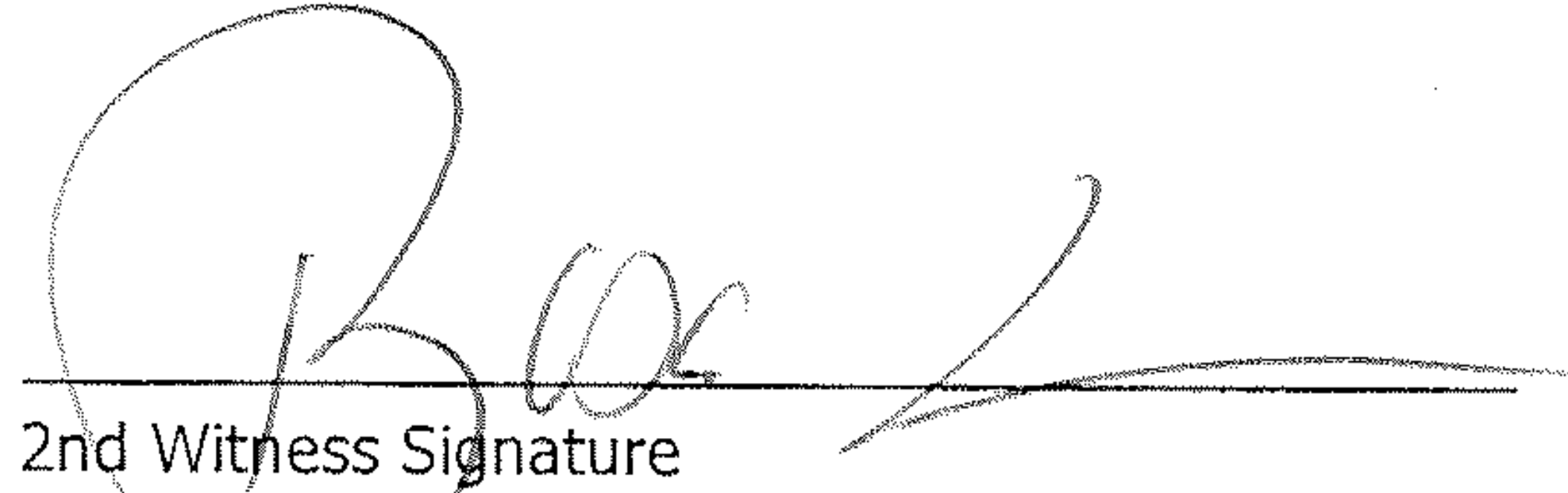
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Wendy L. Miller-Aguar

Signed, sealed and delivered in our presence:


1st Witness Signature


2nd Witness Signature

Print Name: **Mercedes Gutierrez**

Print Name: Rosa Serra

Address: 2117 N Commerce Pkwy
Weston FL 33326

Address: 2117 N. Commerce Pkwy
Weston FL 33326

State of Florida

County of Broward

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4-10-2026 by **Wendy L. Miller-Aguar**, who () is/are personally known to me or who () produced a valid drivers license as identification.


Notary Public Signature
Printed Name: **Mercedes Gutierrez**
My Commission Expires:



(NOTARY SEAL)