

4/15/2026 8:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3480410

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260511

Parcel ID: **1137163224**

Florida Documentary Stamps in the amount of **\$133.00** have been paid hereon.

Doc Stamp-Deed: **\$133.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

# ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the **15th day of April, 2026** by

**Hector Valentin and Lucy Valentin, Husband and Wife,**

whose post office address is 81 Balsar Court, Syosset, NY 11791,

herein called the Grantor, to

**Nicholas Flues,**

whose post office address is 17170 South Holcomb Road, Oregon City, OR 97045,

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 EIGHTEEN THOUSAND NINE HUNDRED NINETY AND 00/100 (**\$18,990.00**) 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, State of Florida, viz.:

**Lot 24, Block 1632, of the 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.**

**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 January 1, 2026.

**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:

Witness #1:

[Signature]  
Signature: Diana Valentin Gileno Hector Valentin

[Signature]  
Printed Name: Lucy Valentin Lucy Valentin

86 Cherry Lane Syosset NY 11791  
Full Address

Witness #2:

[Signature]  
Signature: Yomara Roman

[Signature]  
Printed Name: Yomara Roman

27 Delamere St., Huntington NY 11743  
Full Address

STATE OF New York  
COUNTY OF Nassau

April

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 8<sup>th</sup> day of ~~May~~ April, 2026, by Hector Valentin and Lucy Valentin, () who are personally known to me or ( ) who have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Diana Valentin Gileno  
Print, Type/Stamp Name of Notary

DIANA VALENTIN GILENO, ESQ.  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02VA6040586  
Qualified in Nassau County  
Commission Expires ~~February 17, 20~~

March 27, 2027