

Prepared by:
Alexander Rea
Title Champs of Florida
7700 N. Kendall Drive, Suite 300-M
Miami, Florida 33156
305-596-1966

4/24/2026 2:29 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3485443

"Incident to the Issuance of Title Insurance"

Doc Stamp-Deed: \$3,220.00

File Number: 2026-3604

Warranty Deed

Made this 23 April, 2026 A.D. By Luminous 17071, LLC, whose address is: 12390 Cinqueterre Drive, Venice, FL 34293, hereinafter called the grantor, to Vicente Forte and Corina Forte, husband and wife, whose post office address is: 12390 Cinqueterre Drive, Venice, FL 34293, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 366, Lakespur at Wellen Park, according to the Plat thereof, recorded in Plat Book 57, Page(s) 107, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0812120366

Subject to a mortgage with estimated balance of \$460,000.00. Stamps are being collected in that amount.

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; 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 31, 2025.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature *Barbara L Fernandez*
Witness Printed Name BARBARA L Fernandez
Witness Address: 107 Mantua Road
City, State & Zip Rotonda West, FL 33947

Vicente Forte (Seal)
Luminous 17071, LLC
Vicente Forte, Manager
Address: 12390 Cinqueterre Drive, Venice, FL 34293

Witness Signature *[Signature]*
Witness Printed Name MARIO Alfonso
Witness Address: 214 Antis DR
City, State & Zip Rotonda West, FL 33947

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2026 by Luminous 17071, LLC, Vicente Forte, Manager, who is/are personally known to me or who has produced FL DRIVERS license as identification.

Barbara L Fernandez
Notary Public
Print Name: BARBARA L FERNANDEZ
My Commission Expires: 2/21/27

