

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055025 2 PG(S)**

4/24/2026 2:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485458

Prepared by and return to:

Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No: 2026-6452

Doc Stamp-Deed: \$2,450.00

Purchase Price: \$350,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,450.00
Parcel Identification No.: 0950134236

WARRANTY DEED

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

THIS INDENTURE made this April 24th, 2026, between **Adelina Homes Inc**, a Florida corporation, whose post office address is **5668 Fishhawk Crossing Boulevard, Fish Hawk, FL 33547**, hereinafter referred to as the “GRANTOR”, to **Ganesh Samaroo and Melinda Samaroo, husband and wife, as tenants by the entirety**, whose post office address is **4345 O’Shea Street, North Port, FL 34291**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE’S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 36, Block 1342, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 15, Page 3, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Terrance Burroughs

Printed Name: Terrance Burroughs

P.O. Address: PO Box 93304
Rochester NY 14692

Adelina Homes Inc, a Florida corporation

By: *[Signature]*
Dan Hicks, as President

WITNESSES #2:

LaQuanda M Burroughs

Printed Name: LaQuanda M Burroughs

P.O. Address: PO Box 93304
Rochester NY 14692

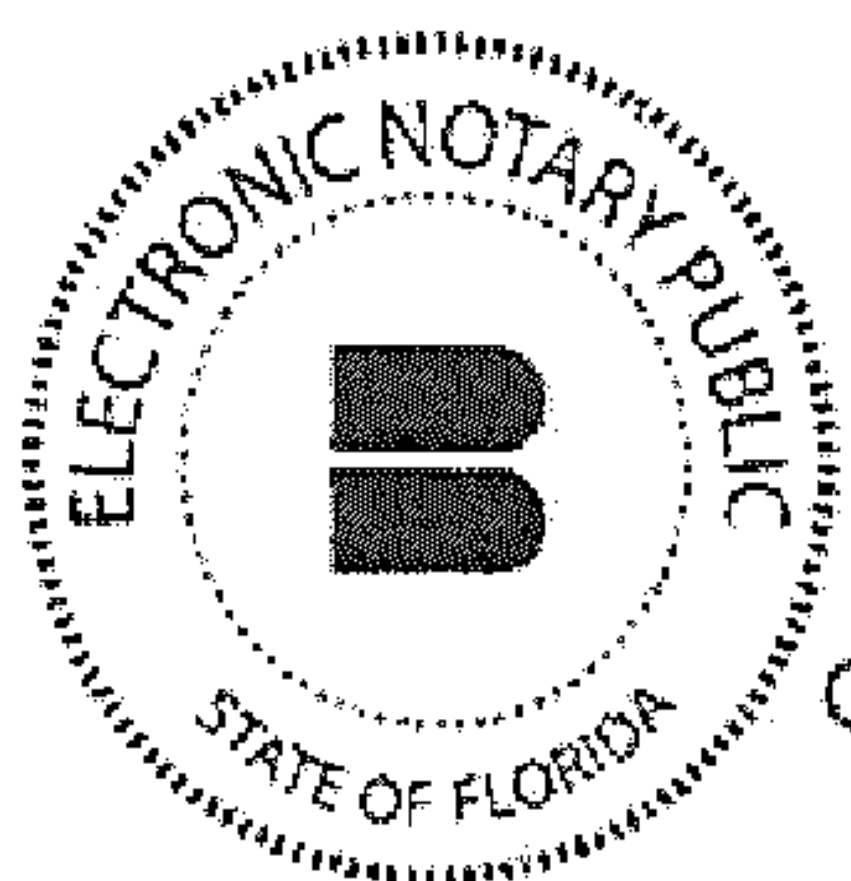
STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of April, 2026, by Dan Hicks, as President of Adelina Homes Inc, a FL Corporation, on behalf of the corporation, who is/are personally known to me or who has/have produced _____ as identification.

LaQuanda M Burroughs
Signature of Notary Public

LaQuanda M Burroughs
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



LaQuanda M Burroughs
Electronic Notary Public
State of Florida
Commission #: HH 674345
Commission Expires: 09/07/2029