

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026055190 2 PG(S)**

4/24/2026 4:11 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3485601

Prepared by and Return to:  
Heather Jacobs  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

**Doc Stamp-Deed: \$105.00**

File No.: NP-2026-3030  
Parcel ID Number: 0967-05-9508

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 24th day of April, 2026 between Miguel Angel Dominguez Moreno and Fiorella Manuella Chervellini Orbegozo, husband and wife**, whose post office address is **5605 Gaffney Avenue, North Port, FL 34291**, of the County of Sarasota, State of Florida, Grantors, to **Emanuel Maldonado, a married man**, whose post office address is **4802 51st Street West, 602, Bradenton, FL 34210**, of the County of Manatee, State of Florida, Grantee :

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 8, Block 595, Eighteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 6, 6A through 6V, of the Public Records of Sarasota County, Florida.**

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Heather T Jacobs

WITNESS 1 ADDRESS:  
4351 Aidan Lane  
North Port, FL 34287

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Cameron Pennell

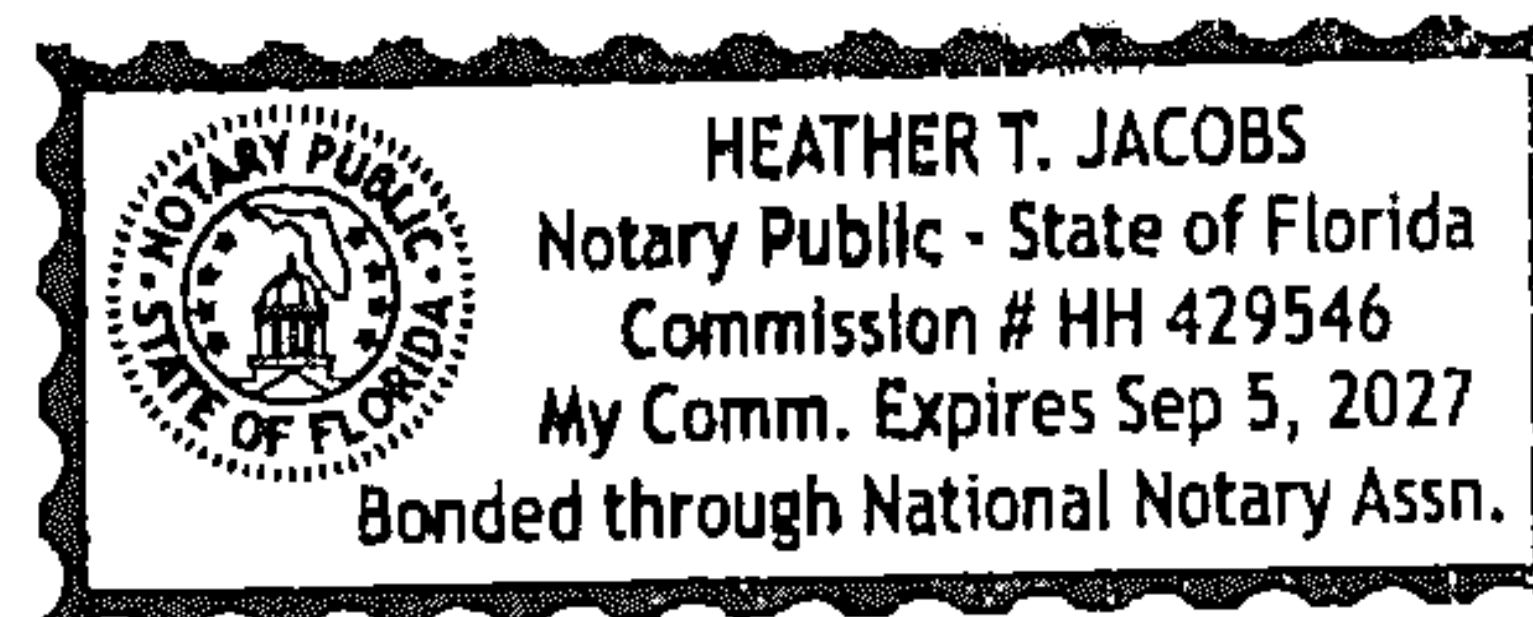
WITNESS 2 ADDRESS:  
4351 Aidan Lane  
North Port, FL 34287

[Signature]  
Miguel Angel Dominguez Moreno  
[Signature]  
Fiorella Manuella Chervellini Orbegozo

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of April, 2026, by Miguel Angel Dominguez Moreno and Fiorella Manuella Chervellini Orbegozo,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.

[Signature]  
Signature of Notary Public  
Heather T Jacobs  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)