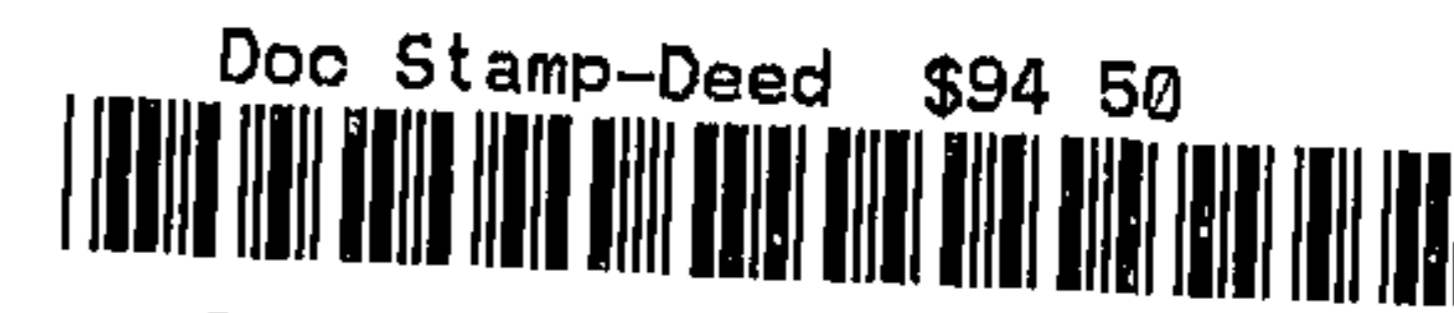


\$ 18.50 Recording

\$ 94.50 Documentary Stamps

\$ — Intangible Tax

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055588 2 PG(S)
April 27, 2026 01 58 15 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



Prepared by and return to

Ariana R Fileman, Esq
Fileman Law Firm, P A
201 W Marion Ave , Suite 1208
Punta Gorda, FL 33950

File No 4941-26-100

Parcel Identification No 1150247825

[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 Jay F. D'Abbraccio, whose post office address is 3711 Echo Mountain Drive, Houston, TX 77345, of the County of Harris, State of Texas, Grantor, to Joseph A. DiLeo and Doreen A. DiLeo, husband and wife, whose post office address is 2562 Danton Terrace, North Port, FL 34288-3106, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 County, Florida**, to-wit.

Lot 25, Block 2478, Forty-Eighth Addition to Port Charlotte Subdivision, according to plat thereof as recorded in Plat Book 20, Pages 5, 5A through 5R, inclusive, of the Public Records of Sarasota County, Florida.

The subject property is vacant land and not the homestead property of the Grantor or that of Grantor's immediate family. Grantor's homestead is situate at 3711 Echo Mountain Drive, Houston, TX 77345.

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

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

[Signature]
1st Witness Signature
Printed Name: Beau Taylor

Address: 3207 Leafy Pine Cr
Kingwood, Tx 77345

Jay O'Allard
Jay F. D'Abbraccio

Debbie Martinez
2nd Witness Signature
Printed Name: Debbie Martinez

Address: 4321 Kingwood Dr.
Kingwood, Tx 77339

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026, by Jay F. D'Abbraccio, who is/are personally known to me or who has/have produced Tx Drivers Licence. as identification.

Anne Turton
Signature of Notary Public
Printed Name: ANNE TURTON
My Commission Expires: March 6, 2029

[Notary Seal]

