

4/27/2026 3:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486166

Prepared by and return to:

**Sandra M Houghton**

**Maverick National Services-FL, LLC**

**361 Interstate Boulevard**

**Sarasota, FL 34240**

**7023501**

Doc Stamp-Deed: \$2,240.00

(Space Above This Line For Recording Data)

# Warranty Deed

**This Warranty Deed** made this 24<sup>th</sup> day of April, 2026, between **Freedom Quality Homes, LLC**, a Florida limited liability company, whose post office address is **2584 Commerce Parkway, North Port, FL 34289**, the **Grantor** and **Juan David Toro Velez and Tatiana Betancur Munoz, Husband and Wife**, whose post office address is **6262 Abesaid Avenue, North Port, FL 34291** the **Grantee**.

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in **Sarasota County, Florida**, to-wit:

**Lot 20, Block 1477, Thirtieth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.**

**Parcel ID/Tax/Folio/Account #0946147720**

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

**Subject** to all restrictions, reservations, covenants, conditions and easements of record, if any and to all applicable zoning ordinances and/or restrictions imposed by government authorities, if any.

**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.

**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:

**Freedom Quality Homes, LLC, a Florida  
limited liability company  
By: its Manager, Freedom Management, NP, LLC,  
a Florida limited liability company**

Catherine Mitchell  
Printed Name Catherine Mitchell  
Address 3281 W Price Blvd  
North Port, FL 34286

B. Hodous  
By: **Benjamin Hodous, Manager**  
Address: 2584 Commerce Parkway  
North Port, FL 34291

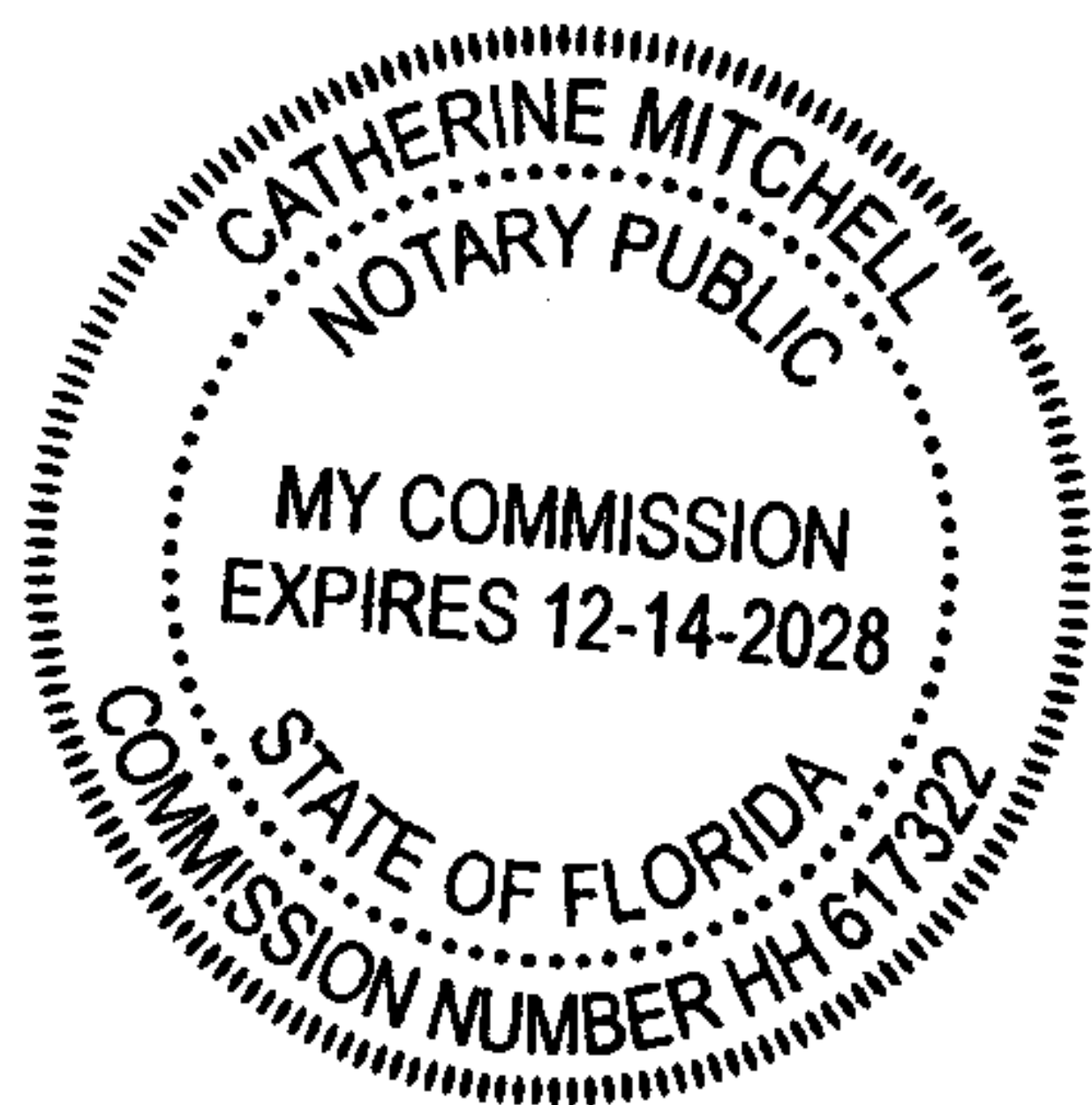
Witness #2

Jane M Stenberg  
Printed Name Jane M Stenberg  
Address 1647 Via Adae Vita  
Punta Gorda, FL 33950

State of **FLORIDA**

County of **SARASOTA**

The foregoing instrument was sworn to, subscribed and acknowledged before me by **Benjamin Hodous, Manager of Freedom Management, NP, LLC, Manager of Freedom Quality Homes, LLC, both Florida limited liability companies**, by means of  physical presence or  online notarization this **23<sup>rd</sup>** day of **April, 2026**, if physical appearance he/she/they is/are personally known to me or produced \_\_\_\_\_ as identification.



Catherine Mitchell  
Notary Public  
Printed Name: Catherine Mitchell  
My Commission Expires: 12-14-2028