

4/28/2026 2:12 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486619

Consideration: \$21,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-42171-004

Doc Stamp-Deed: \$147.00

Property Appraiser's Parcel ID No.: 1120160804

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of April, 2026, by and between **BEATRIZ ELENA PAJON DIOSA, A SINGLE WOMAN**, whose address is **Carrera 59#5A-22, Medellín, Antioquia, 050024, Colombia** (hereinafter "GRANTOR"), and **OIKOS ROCHA PROJECT 1 SFH, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **2351 Crystal Drive, Suite 104, Fort Myers, FL 33907** (hereinafter "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 4, BLOCK 1608, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 16, 16A THROUGH 16L, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Dyani Meggett-Sowell
Printed Name Dyani Meggett-Sowell

P.O. Address 1410 W 27th St
Norfolk, VA 23508

(2) Lonzie Sowell
Printed Name Lonzie Sowell

P.O. Address 3925 Pughsville Rd
Suffolk, VA 23435

GRANTOR:

Beatriz Elena Pajon Diosa
Beatriz Elena Pajon Diosa

STATE OF Virginia
COUNTY OF Norfolk city

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2026, by Beatriz Elena Pajon Diosa, who is/are personally known to me or who has/have produced passport as identification.

Dyani Meggett-Sowell
Signature of Notary Public

Dyani Meggett-Sowell
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

