

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057951 2 PG(S)**

Prepared by and return to:  
Misty M. Clausen  
ELT of Sarasota County  
866 South Tamiami Trail  
Port Charlotte, FL 33953

4/30/2026 1:54 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3487955

File No PC-26-50

**Doc Stamp-Deed: \$2,099.30**

Parcel Identification No 1117-23-9548

[Space Above This Line For Recording Data]

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

**This indenture** made the 30th day of April, 2026 between **Victor Arreaga, Sr., a single man**, and **Marilu Garcia, a single woman**, whose post office address is 10316 South Pulaski Road, Apt 203A, Oak Lawn, IL 60453, of the County of Cook, Illinois, Grantor, to **Tanase Bude, a married man**, whose post office address is 4802 51st Street West, Bradenton, FL 34210, of the County of Manatee, 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, Florida, to-wit:

Lot 48, Block 2395, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, 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** 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Victor Arreaga  
Victor Arreaga, Sr.

Marilyn Garcia  
Marilyn Garcia

Traci Creighton  
WITNESS  
PRINT NAME: Traci Creighton

476 Sweetwater DR  
Rotonda West FL 33947  
WITNESS 1 ADDRESS

Misty M. Blaine  
WITNESS  
PRINT NAME: Misty M. Blaine

866 Tamiami Trail, Suite 1  
West Charlotte FL 33953  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of April, 2026, by Victor Arreaga, Sr. and Marilyn Garcia,  who is/are personally known to me or  who has/have produced [Signature] as identification.

Misty M. Blaine  
Signature of Notary Public

Print, Type/Stamp Name of Notary

