

Consideration: 310,000.00

5/1/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488835

Doc Stamp-Deed: \$2,170.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-72

Parcel Identification No 0984047740

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WARRANTY DEED

This indenture made the 30th day of April, 2026 between MARK D. DEO, SR AND MICHELE DEO, HUSBAND AND WIFE, whose post office address is 1401 Lakeside Dr. Venice, FL 34293 (hereinafter "Grantor"), to LORAINÉ BASULTO AND ENRIQUE PENA PUERTA, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY whose post office address is 1952 Yankee Terrace, North Port, FL 34286, (hereinafter "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 40, BLOCK 477, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 20, 20A THROUGH 20ZZ, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Donnda Wilkinson
WITNESS 1 ADDRESS: 271 VENETIA WAY
BLVD SUITE 239 VENICE FL 34285

[Signature]
Mark D. Deo, Sr

[Signature]
Michele Deo

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Jacob Van Duren
WITNESS 2 ADDRESS: 871 VENETIA WAY
BLVD SUITE 239 VENICE FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this ^{29TH} ~~27TH~~ day of April, 2026, by Mark D Deo, Sr and Michele Deo, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

