

5/8/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491948

Prepared by:
Jackie Joo
Townsend Title Insurance Agency
4049 Del Prado Boulevard South
Cape Coral, FL 33904
File Number: JJ-5361-2026
Parcel ID: Property 1:
0964083705
Consideration: \$ 332,000.00

Doc Stamp-Deed: \$2,324.00

Warranty Deed

Made this 8th day of MAY, 2026

by **Venecita LLC, a Florida Limited Liability Company**

Whose mailing address is: 260 Crandon Blvd #32, Key Biscayne, FL 33149
(henceforth referred to as "Grantor")

to **Rachel Ortiz Fajardo and Kadir Zaldua Herrera, wife and husband**

Whose mailing address is: 2370 Allsup Terrace, North Port, FL 34286
(henceforth referred to as "Grantee")

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of **Ten Dollars and No/100 (\$10.00)**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Property 1:

Lot 5, Block 837, 19th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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**, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the company.)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
(Witnesses must be non-family members)

Witness #1 Sign: Jesus Valbuena

Witness #1 Printed Name: Jesus Valbuena

Witness # 1 Mailing Address:
9390 e bay harbor dr apt 1 bay harbor islands FL 33154

Venecita LLC, a Florida Limited Liability Company

By: Marcos M. Sangiuliano
Marcos M. Sangiullano, Manager

Witness 2 Sign: Wendy Lois Nelson

Witness 2 Printed Name: Wendy Lois Nelson

Witness # 2 Mailing Address:
586 Blue Ridge Dr., Blue Ridge, VA 24064

STATE OF ~~KY~~ Virginia
COUNTY OF ~~XXX~~ Botetourt

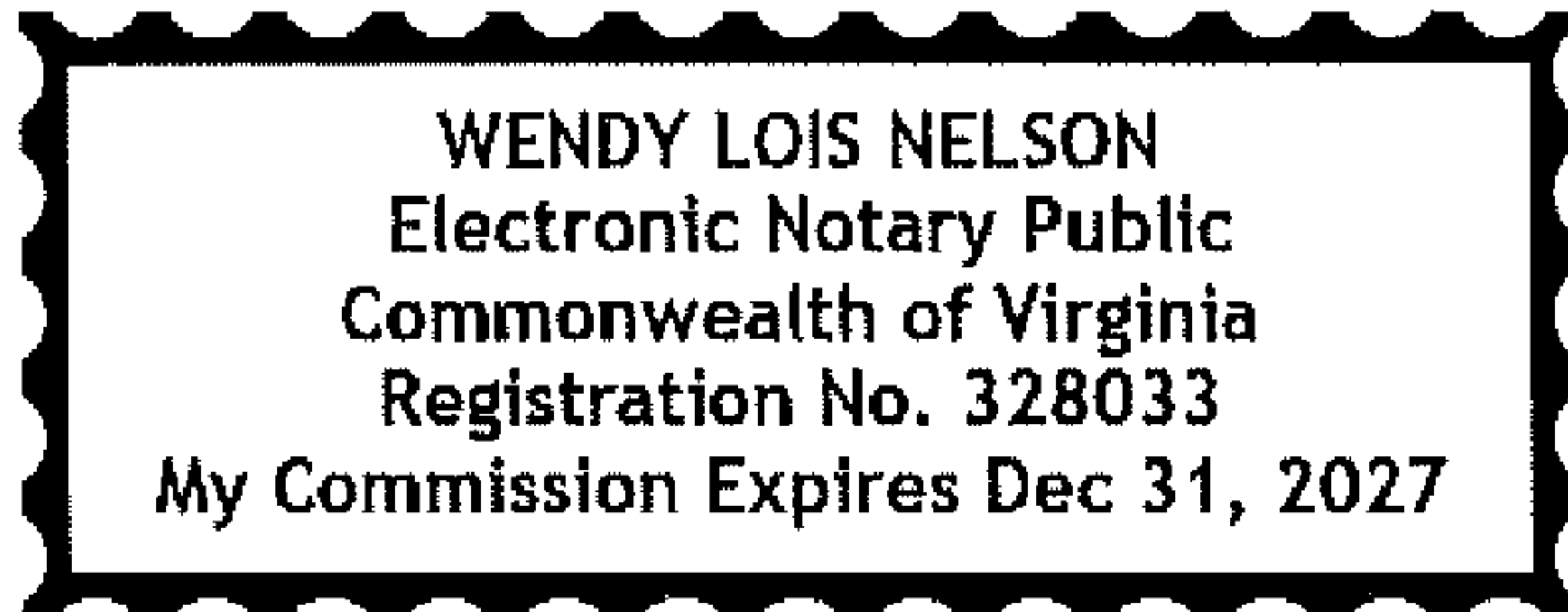
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May, 2026, by Marcos M. Sangiuliano, Manager of Venecita LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced FL driver's license & US perm resident cards identification.

Wendy Lois Nelson
Signature of Notary Public

Wendy Lois Nelson
Print, Type/Stamp Name of Notary

My Commission Expiration: 12/31/2027

My Commission Number: 328033



Completed via Remote Online Notarization using 2 way Audio/Video technology.