

5/11/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3492453


After Recording Return to:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

Doc Stamp-Deed: \$2,100.00

This Instrument Prepared by:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0042-11-0029
File No.: 2858209

WARRANTY DEED

This Warranty Deed, Made the  day of May, 2026, by Dab Homes LLC, a Florida Limited Liability Company, having its place of business at: 7310 Chatsworth Ct, University Park, FL 34201, hereinafter called the "Grantor", to Alfredo Jiminez, a single man, whose post office address is: 3149 Monica Parkway, Sarasota, FL 34234, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Thousand Dollars and No Cents (\$300,000.00)** 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, to wit:

Lot 13, UNIT NO. I, NEW LEISURE LAKES, as per Plat thereof recorded in Plat Book 11, Page 8, 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, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
3149 Monica Parkway, Sarasota, FL 34234



Witness 1 Signature

DAB Homes LLC, a Florida Limited Liability Company

Witness 1 Printed Name and Post Office Address:
Gustavo Ariel Cabrales

BY: 

David A Barry, Manager


101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

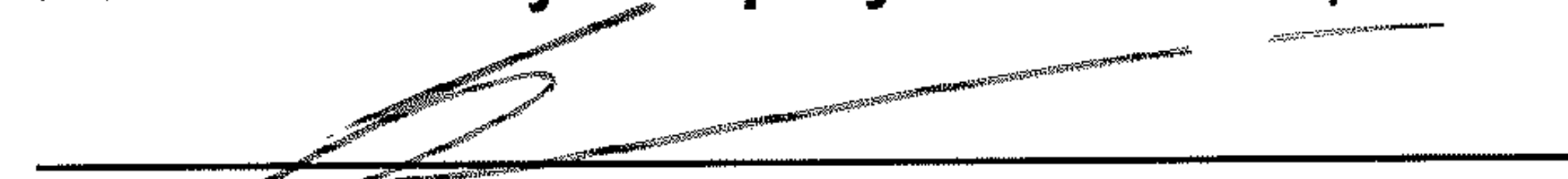
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Erika Cabrales

101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

State of Florida *Manatee*
County of Sarasota

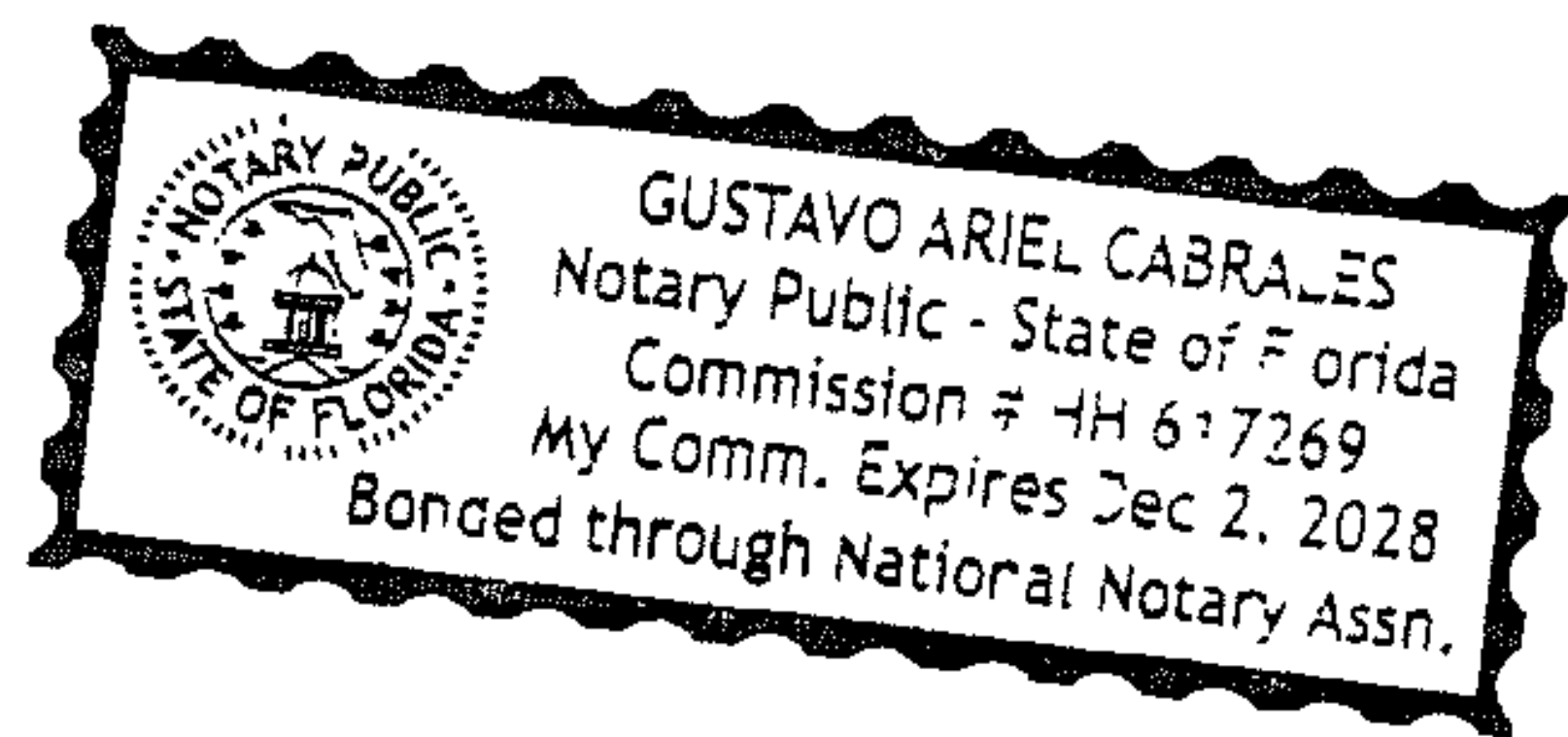
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May, 2026 by **David A Barry as Manager of Dab Homes LLC, a Florida Limited Liability Company**. He/She has produced  as identification.



Notary Public Signature
Printed Name: **Gustavo Ariel Cabrales**

My Commission Expires: _____
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



#617269