

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064322 2 PG(S)**

5/13/2026 11:10 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493450

Prepared by and return to:

Melissa Williams

Primo Title Group

110 Wildwood Road

DeLand, FL 32720

(866) 828-2156

File No 26-1998

Doc Stamp-Deed: \$49.00

Parcel Identification No 1147200901

(Space Above This Line for Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of May, 2026 between Yajaira Ramos and Adan C. Santos Rios aka Adan C. Santos, wife and husband, whose post office address is 254-256 Mount Pleasant Avenue, Newark, NJ 07104, Grantors, to EPHPHATA CAPITAL LLC, a Florida Limited Liability Company, whose post office address is 1715 South John Rodes Boulevard, Melbourne, FL 32904, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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: Winterville Circle, North Port, FL, 34288

Lot 1, Block 2009, of Forty Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 33, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Signature Page to Follow

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:

Yajaira Ramos

Yajaira Ramos

Adan C. Santos Rios

Adan C. Santos Rios

1st Witness Signature: *Cynthia A Dominguez* Witness Address: 202 S 122nd Ln, Avondale AZ 85323

Witness Print: Cynthia A Dominguez

2nd Witness Signature: *MCh* Witness Address: _____

Witness Print: M Chappelle Wilson 7707 Merrill Rd 8024 Jacksonville FL 32277

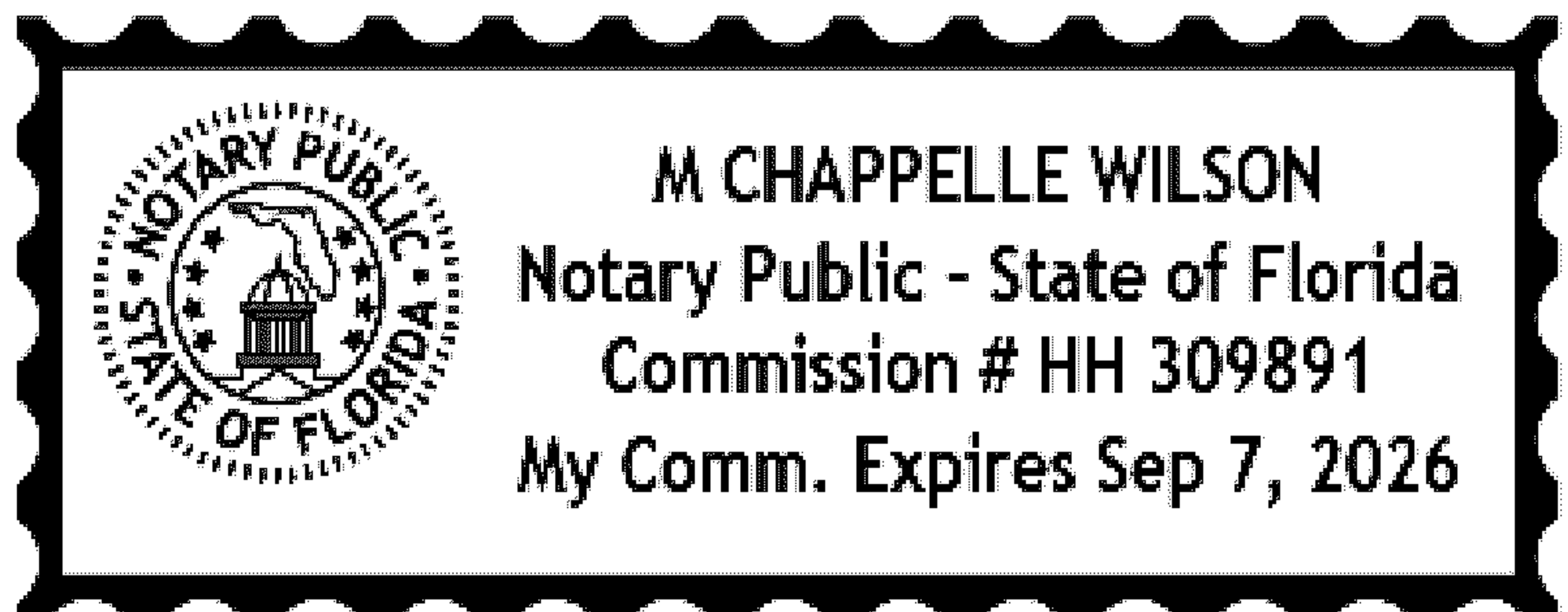
STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 11 day of May, 2026, by Yajaira Ramos and Adan C. Santos Rios, () who is/are personally known to me or (✓) who has/have produced NJ DRIVERS LICENSES as identification.

MCh

Signature of Notary Public

M Chappelle Wilson
Print, Type/Stamp Name of Notary



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