

5/14/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3494441

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260645

Parcel ID: 1137161965

Florida Documentary Stamps in the amount of \$140.00 have been paid hereon.

Doc Stamp-Deed: \$140.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 13th day of May, 2026 by

Hector Valentin and Lucy Valentin, Husband and Wife,

whose post office address is 81 Balsar Court, Syosset, NY 11791,

herein called the Grantor, to

Rocha Realty LLC, a Florida Limited Liability Company,

whose post office address is 2351 Crystal Drive, STE 104, Fort Myers, FL 33907,

hereinafter called the Grantee:

(Wherever used herein the terms "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 NINETEEN THOUSAND NINE HUNDRED NINETY AND 00/100 (\$19,990.00) 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, State of Florida, viz.:

Lot 65, Block 1619, of THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Pages 17, 17A through 17N, inclusive, 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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]

Signature

Diana Gileno

Printed Name

86 Cherry Lane Syosset NY 11791

Full Address

[Signature]

Hector Valentin

[Signature]

Lucy Valentin

Witness #2:

[Signature]

Signature

Matthew Gileno

Printed Name

86 Cherry Lane Syosset NY 11791

Full Address

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of May, 2026, by Hector Valentin and Lucy Valentin, who are personally known to me or who have produced NYS Driver license as identification.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

