

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065654 2 PG(S)**

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-159214

5/15/2026 9:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494597

Doc Stamp-Deed: \$2,632.00

APN/Parcel ID(s): 1142259320

WARRANTY DEED

THIS WARRANTY DEED dated May 13, 2026, by Solis Investment LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Doroty Jean Baptiste, whose post office address is 2478 Talwood Ter, North Port, FL 34288, 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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 20, Block 2593, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 8, 8A through 8Z, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 34285

[Signature]
Witness Signature

Tina S. Casselli
Print Name

Address: 189 Center Rd
Venice FL 34285

Solis Investment LLC
[Signature]

BY: _____
Constantin M. Dumitrescu
Manager

Address: 16395 Biscayne Blvd Apt 1720
Aventura, FL 33160

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2026, by Constantin M. Dumitrescu, as Manager of Solis Investment LLC, to me known to be the person described in or who has produced FLDC as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]

Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

