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5/18/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495521

Doc Stamp-Deed: \$2,800.00

Prepared by and return to:

Jennifer Sily Heslin

Sily Heslin Law, P.A.

4700 Northwest Boca Raton Boulevard

Suite 202A

Boca Raton, FL 33431

File No 26059-P

Parcel Identification No 0949-13-9013

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WARRANTY DEED

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

This indenture made the 13th day of May, 2026 between **UBICASE HOME INVESTMENTS LLC, a Florida limited liability company**, whose post office address is 15717 Vetta Drive, Montverde, FL 34756, of the County of Lake, Florida, Grantor, to **UBIRATAN INVESTMENTS LLC, a Florida limited liability company**, whose post office address is 16909 Crete Way, Montverde, FL 34756, of the County of Lake, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lot 13, Block 1390, of TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Page 12, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

UBICASE HOME INVESTMENTS LLC, a Florida limited liability company

By: Luiz Henrique Da Silva Caseiro, Manager and Member

17633 Kirkland Rd
Montverde, FL 34756
WITNESS 1 ADDRESS

16211 Hillside Cir
Montverde, FL 34756
WITNESS 2 ADDRESS

JKay

WITNESS
PRINT NAME: Marie Theresa Kay

James Kay

WITNESS
PRINT NAME: James Kay

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of May, 2026, by Luiz Henrique Da Silva Caseiro, Manager and Member of UBICASE HOME INVESTMENTS LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced FL DL as identification.

JKay
Signature of Notary Public

Marie Theresa Kay
Print, Type/Stamp Name of Notary



MARIE THERESA KAY
Commission # HH 327504
Expires January 12, 2027