

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026066905 2 PG(S)**

5/18/2026 2:35 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3495605

**Doc Stamp-Deed: \$1,610.00**

**Prepared by and Return To:**

Carolina Torres  
Fidelity National Title of Florida, Inc.  
9685 Lake Nona Village Place, Suite 203  
Orlando, FL 32827

**Order No.:** 30-26-0154

For Documentary Stamp Tax purposes the  
consideration is \$230,000.00

**Doc Stamp:** \$1,610.00

APN/Parcel ID(s): 0997001010

**WARRANTY DEED**

THIS WARRANTY DEED dated 05-15-2026, by PVANB5 Investments LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Gilberto R Selgas Asencio and Aynelis Maceo Machado, husband and wife, whose post office address is 6230 Freemont St, North Port, FL 34287, 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 10, Block 10, Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 95, 95A through 95D, 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:

  
\_\_\_\_\_  
Witness Signature  
**Carolina Torres**  
\_\_\_\_\_  
Print Name  
Address: 9685 Lake Nona Village Pl #203  
Orlando, FL 32827

PVANB5 Investments LLC, a Florida Limited Liability Company


BY:   
\_\_\_\_\_  
Julio Pena  
Authorized Member  
BY:   
\_\_\_\_\_  
Nathalie Van Beverhoudt  
Authorized Member

Address: 2062 BEACON LANDING CIRCLE  
Orlando, FL 32824

  
\_\_\_\_\_  
Witness Signature  
**Natalie R Perez**  
\_\_\_\_\_  
Print Name  
Address: 9685 Lake Nona Village Pl #203  
Orlando, FL 32827

State of FL  
County of orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of May 2024 by Julio Pena and Nathalie Van Beverhoudt, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

