

Prepared by:
Maurice Azerad, PLLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
and After Recording Return to:
Salcines Law
706 S. Dixie Hw Second FL
Coral Gables, FL 33146
Parcel ID Number: 1140179019
(For Informational Purposes Only)

5/19/2026 11:47 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495975

Doc Stamp-Deed: \$3,780.00

WARRANTY DEED

This WARRANTY DEED is made this 15th day of May, 2026, by **Neal Mangin, a single man, and Bethany Mangin, a single woman**, whose address is 1358 La Suiza St., North Port, FL 34288 (the "Grantor"), to **Ivan Pereda Cardoso and Dayami De La Maza**, husband and wife, whose address is 3109 Daphne Rd., North Port, FL 34228 (the "Grantee"), to

(Whenever used herein the term "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 FIVE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$540,000.00) and other valuable consideration, 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, Florida**, to-wit:

Lots 19 and 20, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 15, Page 18, Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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; 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Dineshwar Lall

Witness 1 Printed Name Dineshwar Lall

Witness 1 Address 22434 Peachland Blvd Port Charlotte FL 33954

Neal Mangin

Neal Mangin

Rabina Lall

Witness 2 Printed Name Rabina Lall

Witness 2 Address 22434 Peachland Blvd Port Charlotte FL 33954

Bethany Mangin

Bethany Mangin

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 15th day of May, 2026, by Neal Mangin and Bethany Mangin, who is/are personally known to me or who has/have produced Driver License as identification.

Dineshwar Lall

Notary Public
Print Name: Dineshwar Lall
My Commission Expires: 06/28/2028

Notarized online using audio-video communication

