

5/19/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496124



Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$2,219.00

File No.: 265666-95

## WARRANTY DEED

This indenture made on <sup>19<sup>50</sup></sup> ~~May 22, 2026~~ by **Buenas Casas LLC, a Florida limited liability company**, whose address is: 2584 Commerce Parkway, North Port, FL 34289 hereinafter called the "grantor", to **Colton Nazzarese, a single man**, whose address is: 3431 Horace Avenue, North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

**Lot 16, Block 705, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0957070516

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Buenas Casas LLC, a Florida limited liability company

BCH

By its Manager, Freedom Management, NP, LLC, a Florida limited liability company By Benjamin Hodous, Manager

Signed, sealed and delivered in our presence:

Catherine Mitchell

1st Witness Signature

Print Name: Catherine Mitchell

Address: 3281 W. Price Blvd

North Port, FL 34286

State of Florida

County of Sarasota

Lynda Baugh

2nd Witness Signature

Print Name: Lynda Baugh

Address: 1635 Scarlett Ave

North Port FL 34289

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on May 13, 2026, by its Manager, Freedom Management, NP, LLC, a Florida limited liability company By Benjamin Hodous, Manager of Buenas Casas LLC, a Florida limited liability company, who (  ) is/are personally known to me or who (  ) produced a valid \_\_\_\_\_ as identification.

Catherine Mitchell

Notary Public Signature

Printed Name: Catherine Mitchell

My Commission Expires: 12-14-2028

(NOTARY SEAL)

