

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068277 2 PG(S)

5/20/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496708



Doc Stamp-Deed: \$3,283.00

Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 265945-91

WARRANTY DEED

This indenture made on **May 20, 2026** by **Seabreeze Homes LLC, a Florida limited liability company**, whose address is: 4802 51st Street West, #602, Bradenton, FL 34210 hereinafter called the "grantor", to **Kenneth M. Boyer and Kathleen M. Boyer, husband and wife**, whose address is: 5783 Brenmar Avenue, North Port, FL 34291, 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 5, Block 584, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 6, 6A through 6V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0968058405**

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.

Seabreeze HomesLLC, a Florida limited liability company

Emanuel Maldonado

By Emanuel Maldonado, Manager

Placido Maldonado Delatorre

By Placido Maldonado Delatorre, Manager

Signed, sealed and delivered in our presence:

Jennifer Moore

1st Witness Signature

Print Name: JENNIFER MOORE

Address: 329 S.Nokomis Ave

Venice FL 34285

Alicia Lape

2nd Witness Signature

Print Name: Alicia Lape

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of FLORIDA

County of SARASOTA

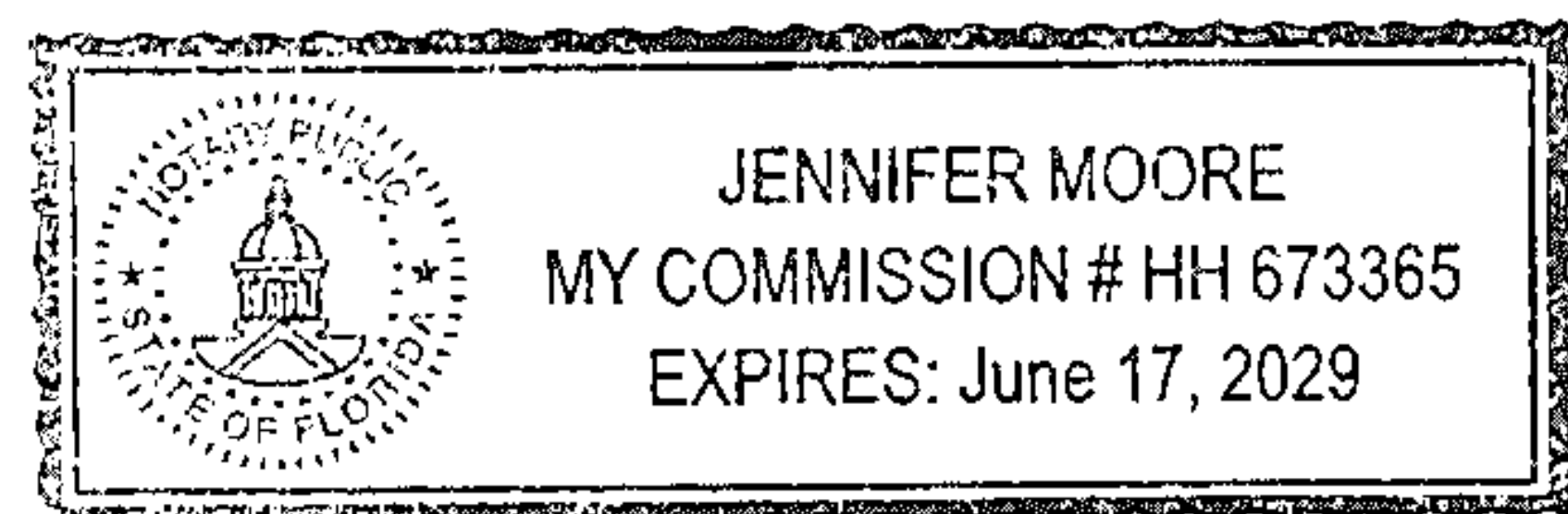
The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on MAY 19, 2026, by **Emanuel Maldonado, Manager of Seabreeze HomesLLC, a Florida limited liability company and Placido Maldonado Delatorre, Manager of Seabreeze HomesLLC, a Florida limited liability company**, who () is/are personally known to me or who (X) produced a valid PHOTO ID as identification.

Jennifer Moore

Notary Public Signature

Printed Name: Jennifer Moore

My Commission Expires:06/17/29



(NOTARY SEAL)