

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068501 2 PG(S)

Return to:  
Name: Homestead Land & Title, Inc.  
Address: 1412 Homestead Road N.  
Lehigh Acres, Florida 33936

5/20/2026 3:56 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

This instrument prepared by:  
Homestead Land & Title, Inc. **B. Elrod**  
1412 Homestead Road N.  
Lehigh Acres, FL 33936

SIMPLIFILE

Receipt # 3496886

Doc Stamp-Deed: \$105.00

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s): 0987014126

File No.: 2026-73-L

**WARRANTY DEED**

**This Warranty Deed** Made this 20<sup>th</sup> day of May, 2026 by **Luis A Pineda, Single** hereinafter called the grantor, whose post office address is: 2191 Scott Ave, West Palm Beach, FL 33409

to: **Sky Nirvana LLC, a Florida Limited Liability Company** whose post office address is: 6645 SW 94th Ave, Miami, FL 33173 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

***Lot 26, Block 141, 8 ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.***

**This property is vacant land and is not the homestead of the Grantor (s).**

**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 taxes accruing subsequent to December 31<sup>st</sup> 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**\*\*\*MUST HAVE TWO SEPARATE WITNESSES THAT DO NOT HAVE THE SAME LAST NAME AS ANYONE ELSE ON THE DOCUMENT\*\*\***

Signed, Sealed and Delivered in Our Presence:

WITNESS  
WITNESS

B Elrod  
Witness  
Printed Name: **BETSY ELROD**  
P.O. Address: 1412 Homestead RD N  
Lehigh Acres, FL 33936

Luis A Pineda  
SIGNED HERE  
SIGNED HERE  
Luis A Pineda

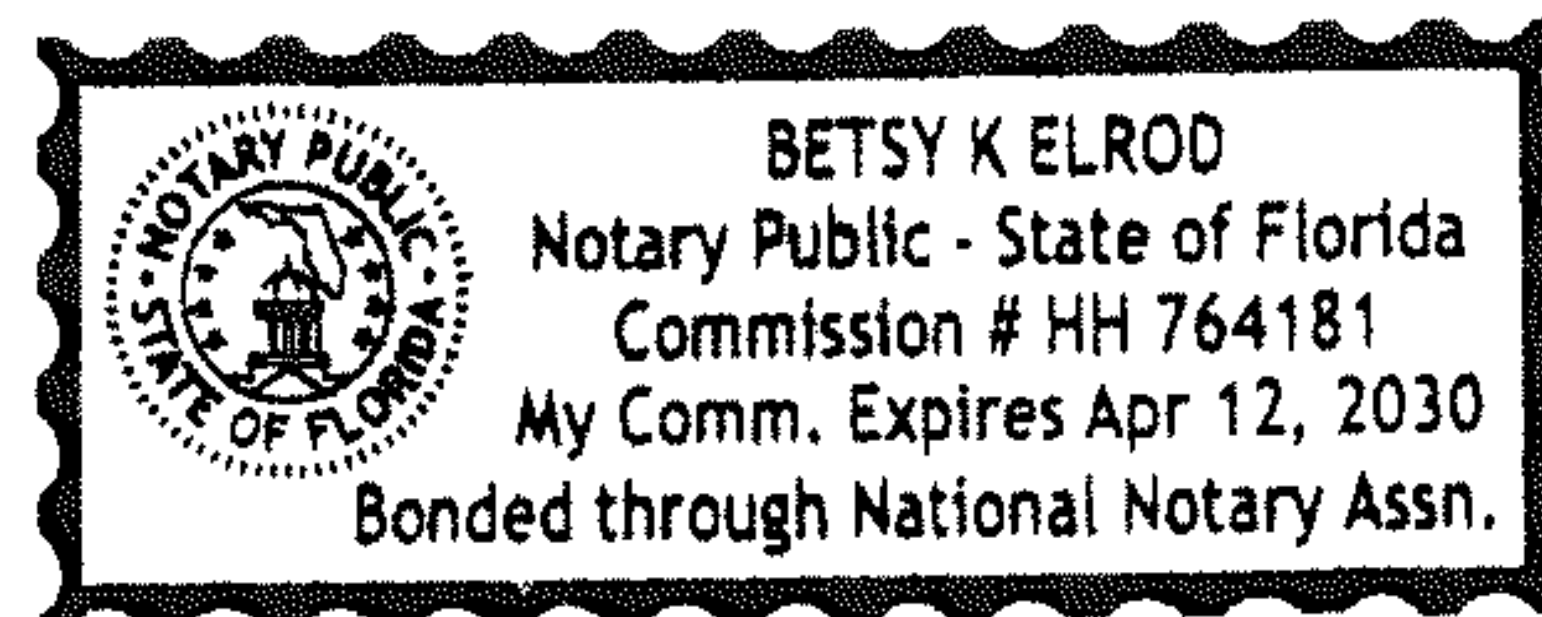
Ruth Serio  
Witness  
Printed Name: Ruth Serio  
P.O. Address: 1412 Homestead RD N  
Lehigh Acres, FL 33936

STATE OF: **FLORIDA**  
COUNTY OF: Lee

The foregoing instrument, by means of  physical presence or  online notarization, was acknowledged before me this 20 day of May, 2026 by Luis A Pineda who is/are personally known to me or who has/have produced driver license(s) as identification.

Betsy K Elrod  
Notary Public

Printed Name: BETSY ELROD  
My Commission expires: 4-30-2030  
Serial Number: \_\_\_\_\_



SEAL

NOTARIZE