

5/21/2026 1:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497220

Prepared By and Return To:
Access Title Agency
Marcy McKamey
4645 SE 11th Place
Suite 102
Cape Coral, FL 33904

Doc Stamp-Deed: \$112.00

Order No.: CC-26-55
Property Appraiser's Parcel I.D. (folio) Number:
0970063728

Warranty Deed

THIS WARRANTY DEED dated May 16, 2026,

by AAM LLC, a Florida Limited Liability Company, whose post office address is 3800 South Ocean Drive, #222, Hollywood, FL 33019, (the "Grantor"),

to Emiliano Lavarlega, a married man, whose post office address is 4910 24th Street Southwest, Lehigh Acres, FL 33973, (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 SIXTEEN THOUSAND AND 00/100 (16,000.00) 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 situated in County of Sarasota, State of Florida, viz:

Lot 28, Block 637, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 13, Page 13, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.
TO HAVE AND TO HOLD the same in Fee Simple forever.

The above-described property is not the constitutional homestead of the grantor, nor is it contiguous to such.

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: 12/31/2026.

WARRANTY DEED

File No.: CC-26-55

Page 1 of 2

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Aaron Rosenthal
Witness #1 Signature

AAM LLC, a Florida Limited Liability Company

By: Sarah Weissbard
Sarah Weissbard, Managing Member

Aaron Rosenthal
Printed Name of First Witness

Grantor Address:
3800 South Ocean Drive, #222, Hollywood, FL 33019

3800 So. Ocean Drive, #222
Address of First Witness Hollywood, FL

[Signature]
Witness #2 Signature

Lillian Cruz
Printed Name of Second Witness

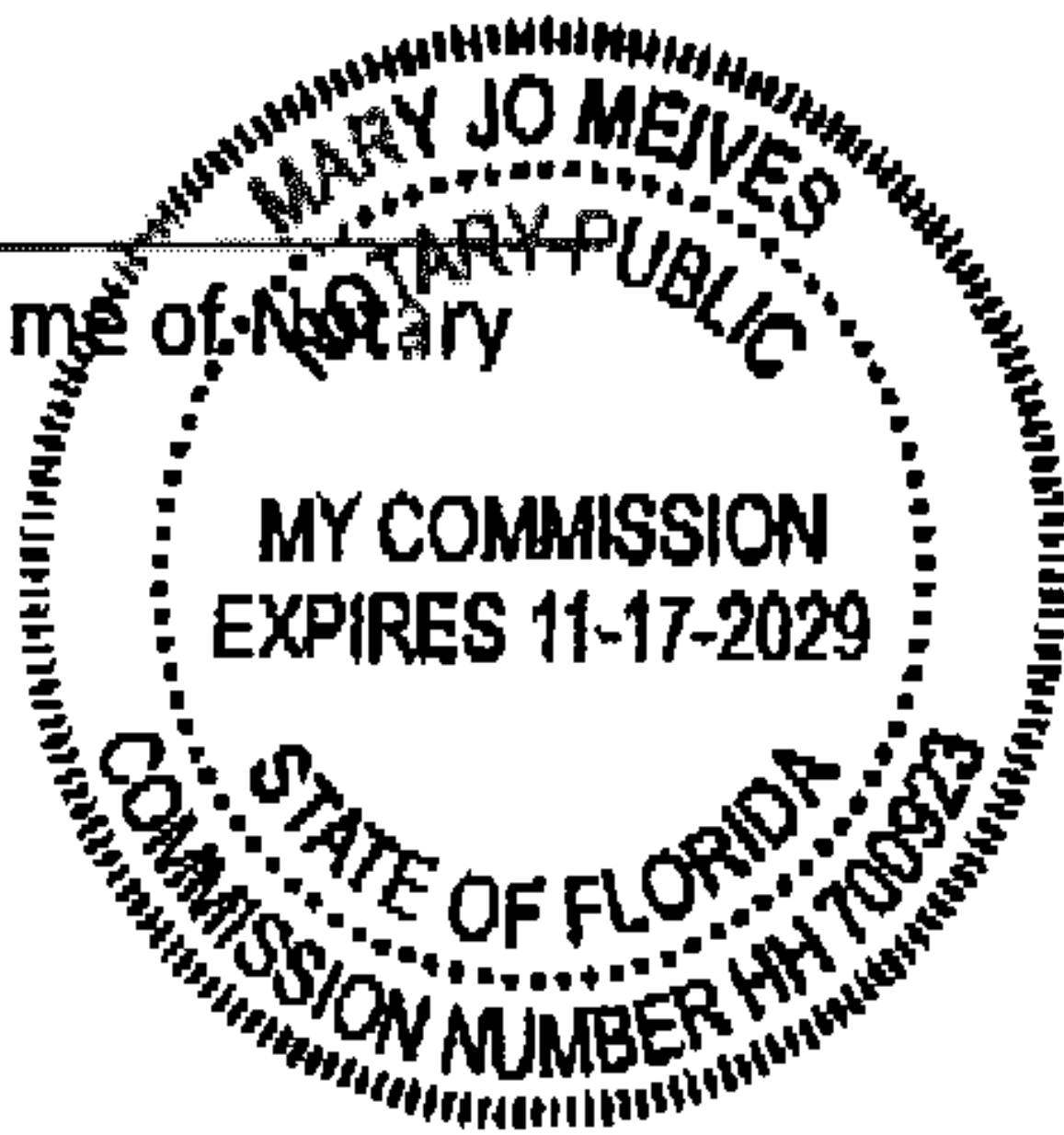
3800 So. Ocean Drive #222
Address of Second Witness Hollywood, FL
33019

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of May, 2026, by Sarah Weissbard, Managing Member of AAM LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced _____ as identification.

Mary Jo Meives
Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED