

5/21/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497275

Prepared by:  
THIS INSTRUMENT PREPARED BY:  
HB Title, Inc.  
Kim DiPenta  
2285 W. Eau Gallie Blvd.  
Melbourne, FL 32935  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Order Number: 26-1376  
Job Number: SW-LOT-EA17870102

Doc Stamp-Deed: \$192.50

## Corporate Warranty Deed

**This Indenture**, made this , 20th day of May, 2026 A.D.

**Between Holiday Builders, Inc., a Florida Corporation** whose post office address is 2293 West Eau Gallie Boulevard, Melbourne, FL 32935 , Grantor and **Joe V. Cupeles, a married man** whose post office address is 3390 Horace Avenue, North Port, FL 34286, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 15, Block 708, Seventeenth Addition To Port Charlotte Subdivision, as recorded in Plat Book 13, Page 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

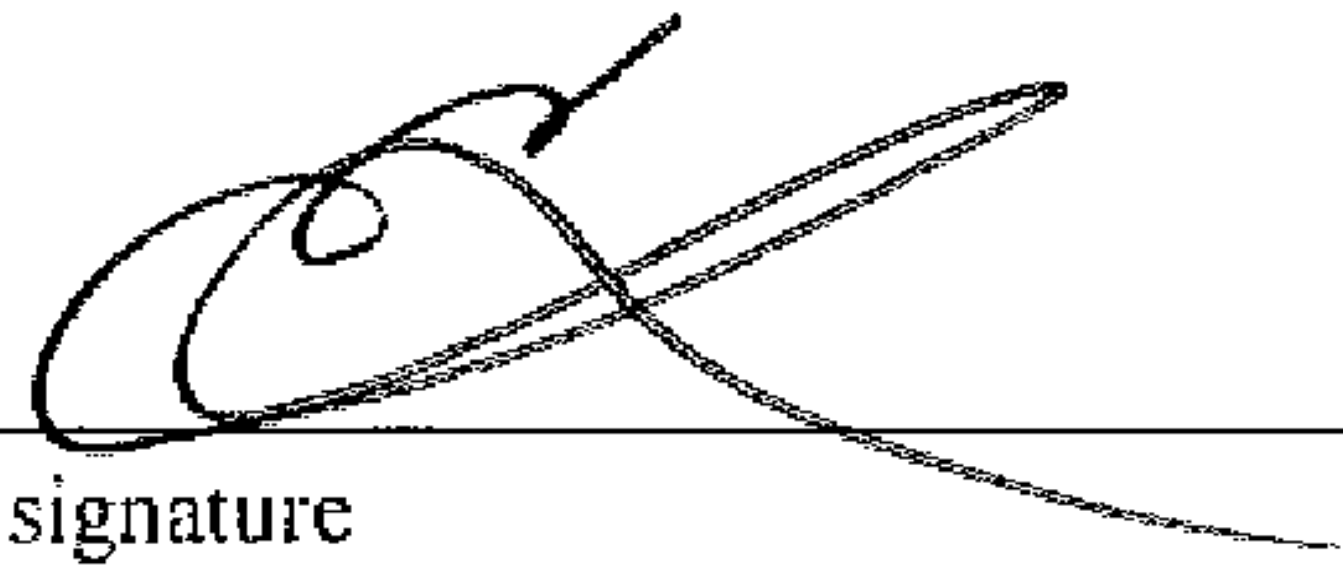
Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 0957070815

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

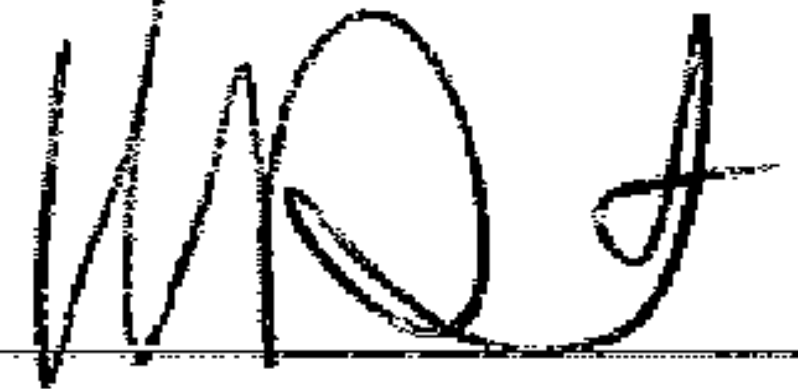
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness signature

**Elisa C. Smith**

Printed witness name

Witness Address: 2285 W Eau Gallie Blvd  
Melbourne FL 32935

  
\_\_\_\_\_

Witness signature

Kimberly A. DiPenta

Printed witness name

Witness Address: 2285 W Eau Gallie Blvd  
Melbourne FL 32935


Holiday Builders, Inc., a Florida Corporation

By:   
\_\_\_\_\_

Indira Sarju, Assistant Vice President

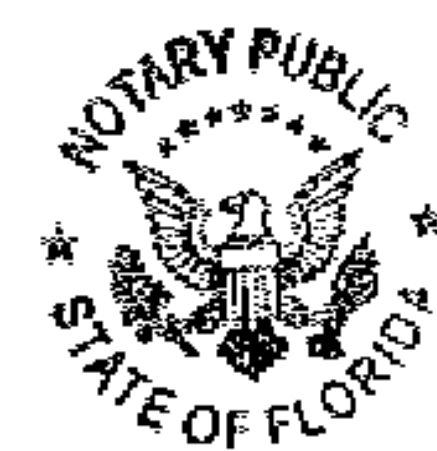
STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of MAY, 2026, by Indira Sarju, Assistant Vice President of Holiday Builders, Inc., a FL Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_

Signature of Notary Public

Kimberly A. DiPenta



KIMBERLY A. DIPENTA  
Commission # HH 407568  
Expires August 26, 2027

Print, Type/Stamp Name of Notary