

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070589 2 PG(S)**

5/26/2026 3:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498703

Doc Stamp-Deed: \$2,443.00

Prepared by and return to:

Misty M. Clausen
Esquire Land Title Inc
252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No PG-26-74

Parcel Identification No 0982-04-3115

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of May, 2026 between Luma S2 Properties, LLC, a Florida Limited Liability Company, whose post office address is 6735 Conroy Windermere Road, Suite 301, Orlando, FL 32835, of the County of Orange, Florida, Grantor, to **Robert Manger and Dianna Manger, husband and wife, whose post office address is 6347 Trout Stream Dr, Sykesville, MD 21784, of the County of, Maryland, Grantee:**

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 15, Block 431, Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 12, Page(s) 21, 21A through 21S, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Luma S2 Properties, LLC, a Florida Limited Liability Company

By: Marcelo Santos
Marcelo Santos, Manager

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS 1 ADDRESS

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS 2 ADDRESS

Kayle Hall

WITNESS

PRINT NAME: Kayle Hall

Megan Louise Lewis

WITNESS

PRINT NAME: Megan Louise Lewis

STATE OF FLORIDA

COUNTY OF Pasco

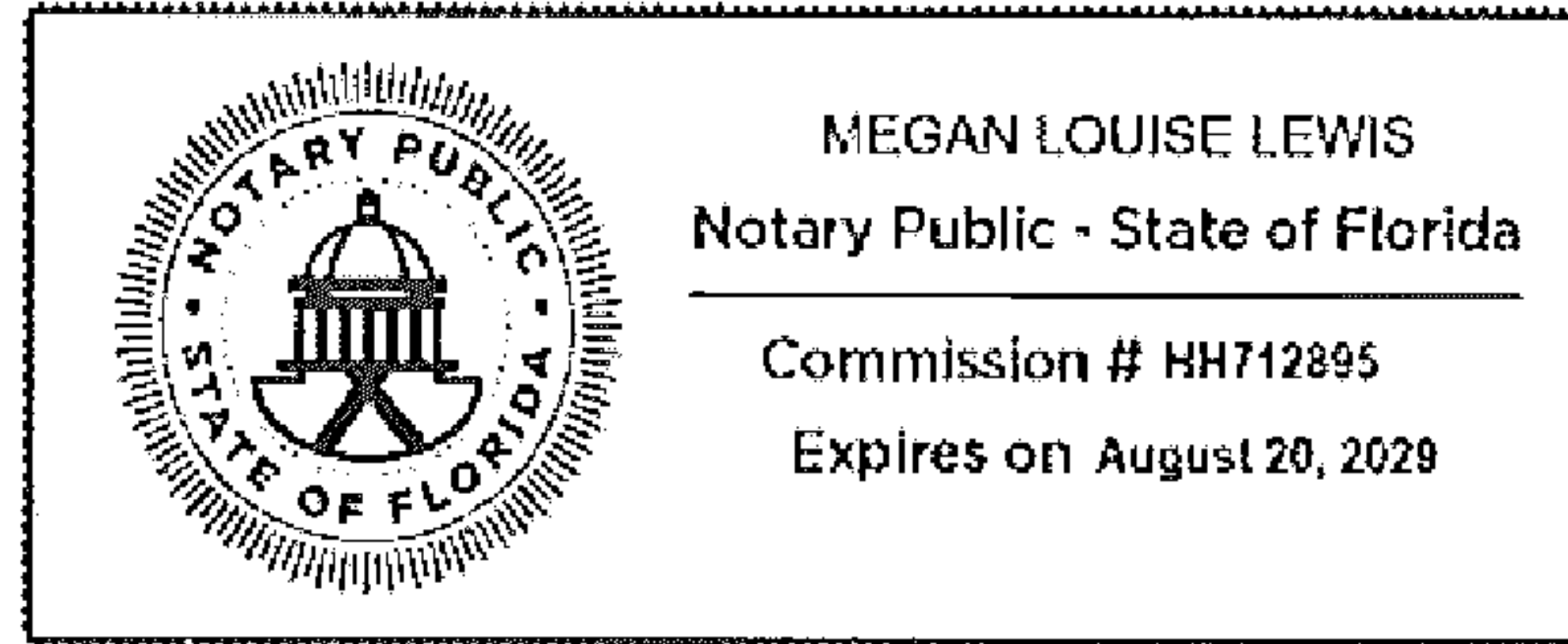
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 8th day of May, 2026, by Marcelo Santos, Manager of Luma S2 Properties, LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced FL DL as identification.

Megan Louise Lewis

Signature of Notary Public

Megan Louise Lewis

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.