

5/27/2026 11:49 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3498932

Prepared by and return to:

Patty Crissy  
Broward Title Company  
11031 S.W. 54th Street  
Davie, FL 33328  
954-983-2866  
File Number: 26-00035

Doc Stamp-Deed: \$700.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 27 day of May, 2026 between Fernando A. Leon and Maria A. Leon, husband and wife, whose post office address is: 33-33 86th Street, Jackson Heights, NY 11372, grantor, and H&L Dragon, LLC, a Florida limited liability company, whose post office address is: 12520 S.W. 10th Court, Davie, FL 33325, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 9, Block K, HIGHLAND PINES SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 130, Public Records of Sarasota County, Florida.

Parcel Identification Number: 2005010042

**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, 2025**.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 - Signature

Mariux Tello  
Witness #1 - Printed Name

3508 Junction Blvd  
Witness #1 - Address

Corona, NY 11368

[Signature]  
Fernando A. Leon

[Signature]  
Maria A. Leon

Luis Alberto Cervantes  
Witness #2 - Signature

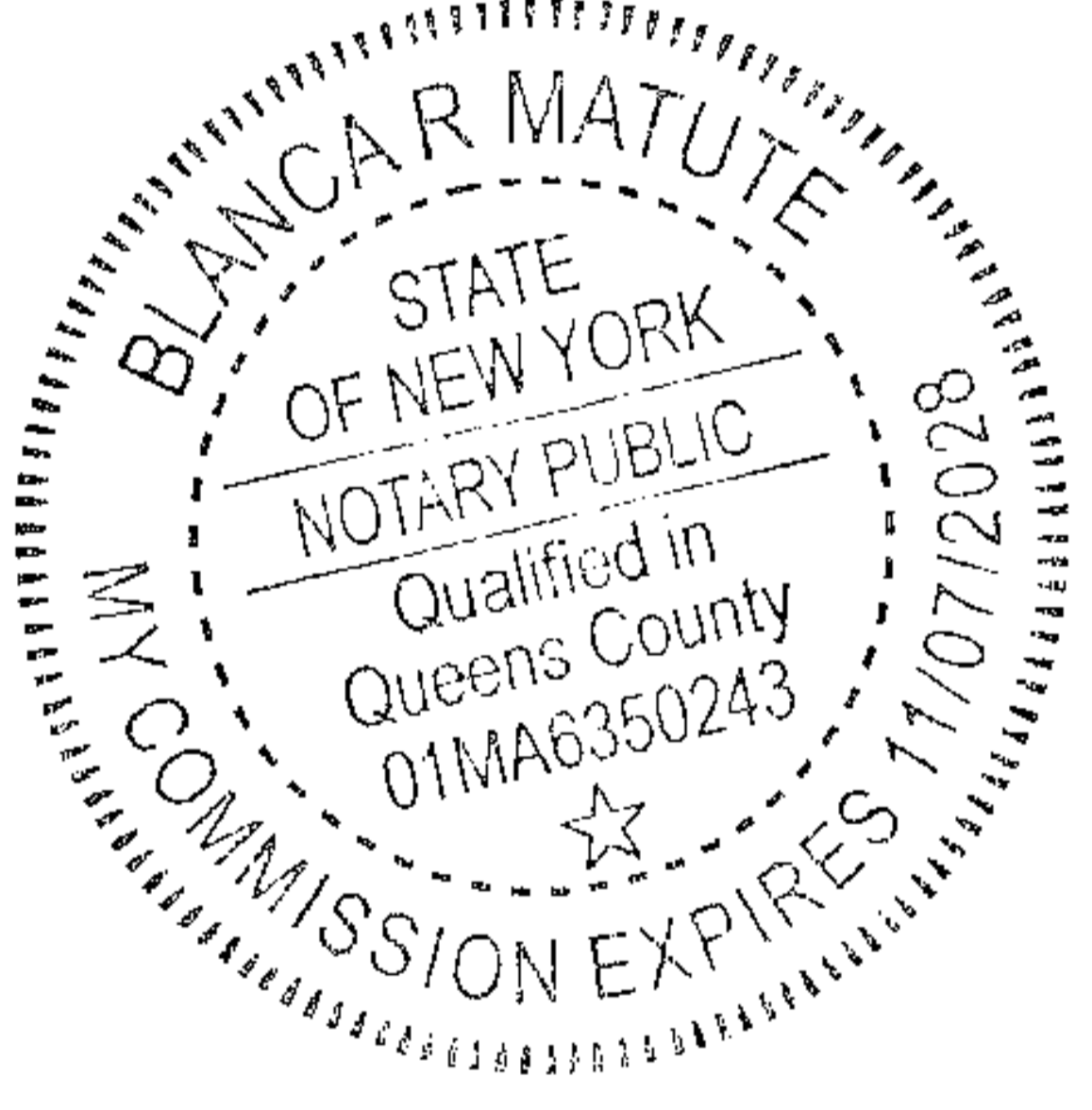
Witness #2 - Printed Name

Witness #2 - Address 37-43 88 STREET, JACKSON HEIGHTS NY 11372

State of New York  
County of: Queens

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 2 day of May, 2026 by Fernando A. Leon and Maria A. Leon, who [X] are personally known or [ ] have produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Blanca Matute

My Commission Expires: 11/07/2028