

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071902 2 PG(S)
5/28/2026 1:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3499806

Doc. Stamps – \$1,743.00
PID No. 1122086913

Doc Stamp-Deed: \$1,743.00

WARRANTY DEED

This Indenture, made on May 26, 2026 by REVENUE EMPIRE, LLC, a Florida limited liability company whose post office address is: 5095 Olivia Road, Venice Florida 34293, hereinafter called the GRANTOR, to IRIMA PERAZA MARTINEZ, a/k/a IRIMA PERAZA MARTINEZ SOLTERA, a single person, whose post office address is: 1207 E. Price Boulevard, North Port, Florida 34288, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Lot 13, Block 869, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Pages 15 through 15H, of the Public Records of Sarasota County, Florida

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

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

Signed, sealed and delivered in the presence of:

REVENUE EMPIRE, LLC, a Florida limited liability company

1st Witness Signature: [Signature]
Printed Name: ROBT. CEMOVICH
Witness Address: 1000 TAMIAAMI TR. S. VENICE FL 34285

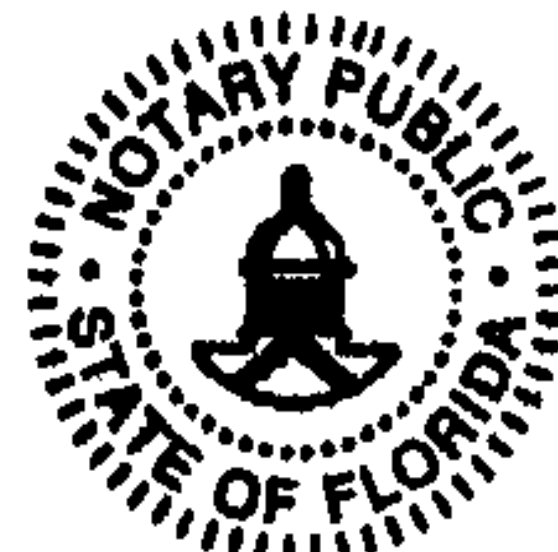
By: [Signature]
Jason Lombardi
Its: Manager

2nd Witness Signature: [Signature]
Printed Name: STEVEN J. MILEUSNIC
Witness Address: 1000 TAMIAAMI TR. S. VENICE FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May 2026, by Jason Lombardi as Manager of REVENUE EMPIRE, LLC, a Florida limited liability company who has produced FLORIDA DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

[Signature]
Notary Public Signature

**REVENUE EMPIRE, LLC, a Florida limited liability company
MANAGERS' AND MEMBERS' WRITTEN CONSENT TO ACTION**

The undersigned, being all the members and managers of REVENUE EMPIRE, LLC, a Florida limited liability company (the "Company"), hereby consent to and approve the following actions:

1. Sale of the real property, with a commonly known address of 1609 Kirkwood Street, North Port, Florida 34288-8125, and more particularly described as:

Lot 13, Block 869, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Pages 15 through 15H, of the Public Records of Sarasota County, Florida

along with any and all fixtures and improvements thereon.

(the "Property")

2. Express authorization of Jason Lombardi, as Manager, REVENUE EMPIRE, LLC, a Florida limited liability company, to act on behalf of the Company as follows:

a.) To execute any and all documents, contracts, and deeds, including amendments and addenda thereto, instruments, affidavits and any other documents binding and on behalf of the Company, and in Company's name, for purposes of selling said Property and to make any and all decisions on behalf of the Company to consummate aforementioned sale of said Property.

b) To sign any and all documents, instruments, and papers and to take whatever actions Jason Lombardi deems necessary to consummate the above-described transaction at such price or prices and on such terms as he may deem proper, in his sole and absolute discretion, and in the name of REVENUE EMPIRE, LLC, a Florida limited liability company.

c) To authorize payments to satisfy any and all liens, claims of lien, and outstanding bills and debts of the Company to ensure clear, marketable title is conveyed by the Company.

IN WITNESS WHEREOF, the undersigned, constituting all of the members and managers of the Company, have executed this written consent to action on May 26, 2026.

REVENUE EMPIRE, LLC, a Florida limited liability company



Jason Lombardi, Manager