

Doc Stamp-Deed: \$126.00

Prepared by and Return to:  
Stephanie Radtke  
Suncoast One Title & Closings, Inc.  
103 West Marion Avenue, Suite 111  
Punta Gorda, FL 33950

File No.: PG-2026-3142  
Parcel ID Number: 1142257705

[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 Terranostra Miami 1, LLC, a Florida Limited Liability Company, whose post office address is 232 Andalusia Avenue, 202, Coral Gables, FL 33134, of the County of Miami-Dade, State of Florida, Grantor, to Rhonda Portee, a widow, and Alexander Portee, a single man, as joint tenants with right of survivorship, whose post office address is 5145 Hightower Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:**

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 5, Block 2577, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 21, Page(s) 8, 8A through 8GG, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Christopher Banks

WITNESS 1 ADDRESS:  
47 Chancellor ave  
Newark, NJ 07112

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Nicole J. Francis

WITNESS 2 ADDRESS:  
670 E. 158<sup>th</sup> St.  
Bronx, NY 10456

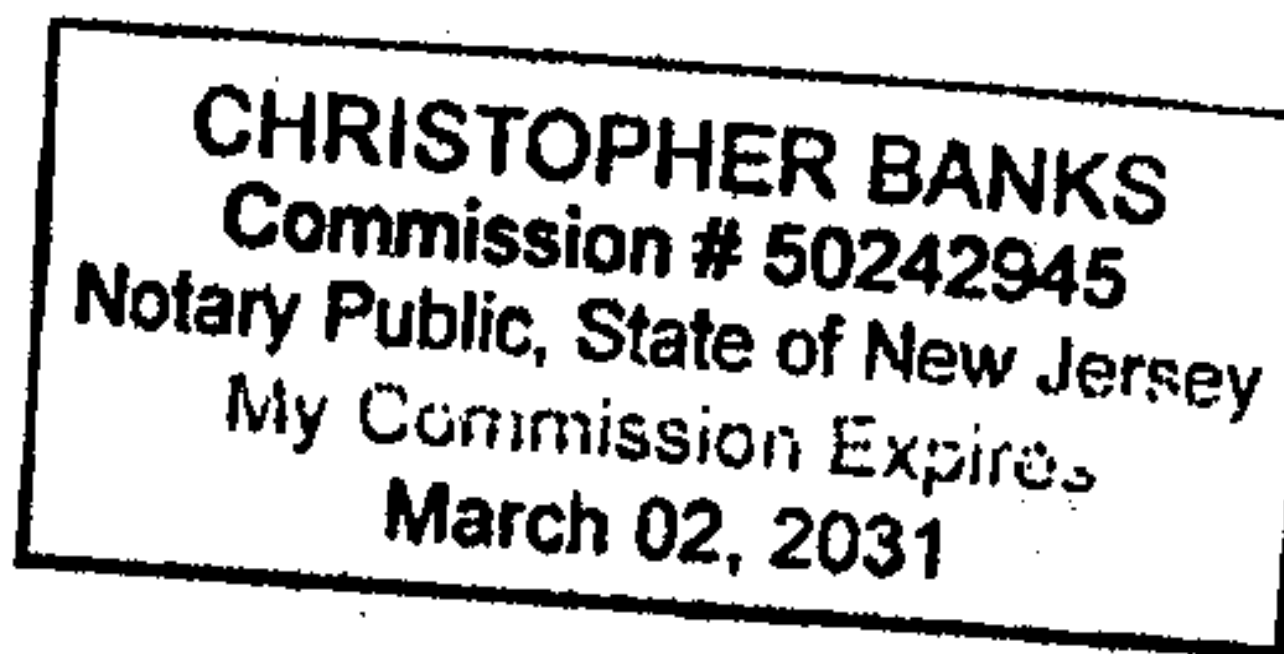
Terranostra Miami 1, LLC, a Florida  
Limited Liability Company

By: [Signature]  
Mariano Torrealba Nardecchia,  
Manager

STATE OF New Jersey  
COUNTY OF Hudson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of May, 2026, by Mariano Torrealba Nardecchia, Manager of Terranostra Miami 1, LLC, a FL Limited Liability Company, on behalf of the company,  who is/are personally known to me or  who has/have produced Passport as identification.

[Signature]  
Signature of Notary Public  
Christopher Banks  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)