

Prepared by and return to:  
PATRICIA M. BARNHART  
LP Title Company, Inc.  
137 Tower Street  
Lake Placid, FL 33852  
(863) 659-4109  
File Number: 2026-46  
Will Call No.:

5/29/2026 1:28 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3500482

Doc Stamp-Deed: \$66.50

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 23 day of May, 2026 between GENOVEVA D. CORUJO, whose post office address is 2917 Saralake Drive South, Sarasota, FL 34239 grantor, and YULIA STARBARD whose post office address is 4400 Hillcrest Drive, #208, Hollywood, FL 33021, 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, situated, lying and being in Highlands County, Florida to-wit:

**Lot 15, Block 1142, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 2, Public Records of Sarasota County, Florida.**

**This conveyance is subject to the following:**

1. Ad valorem taxes and solid waste charges subsequent to 2025;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

**Parcel Identification Number: 0958-11-4215**

**Grantor warrants that the property conveyed herein is not the homestead property of the Grantor as defined by the laws of the State of Florida. That, in fact, the property is vacant and unimproved land.**

**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 12/31/2025.

**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:

*[Handwritten Signature]*

Witness Name: LAZARO CASTRO

Witness Address: 2815 NW 11TH ST  
CAPE CORAL, FL 33993

*[Handwritten Signature]*  
GENOVEVA D. CORUJO

*[Handwritten Signature]*

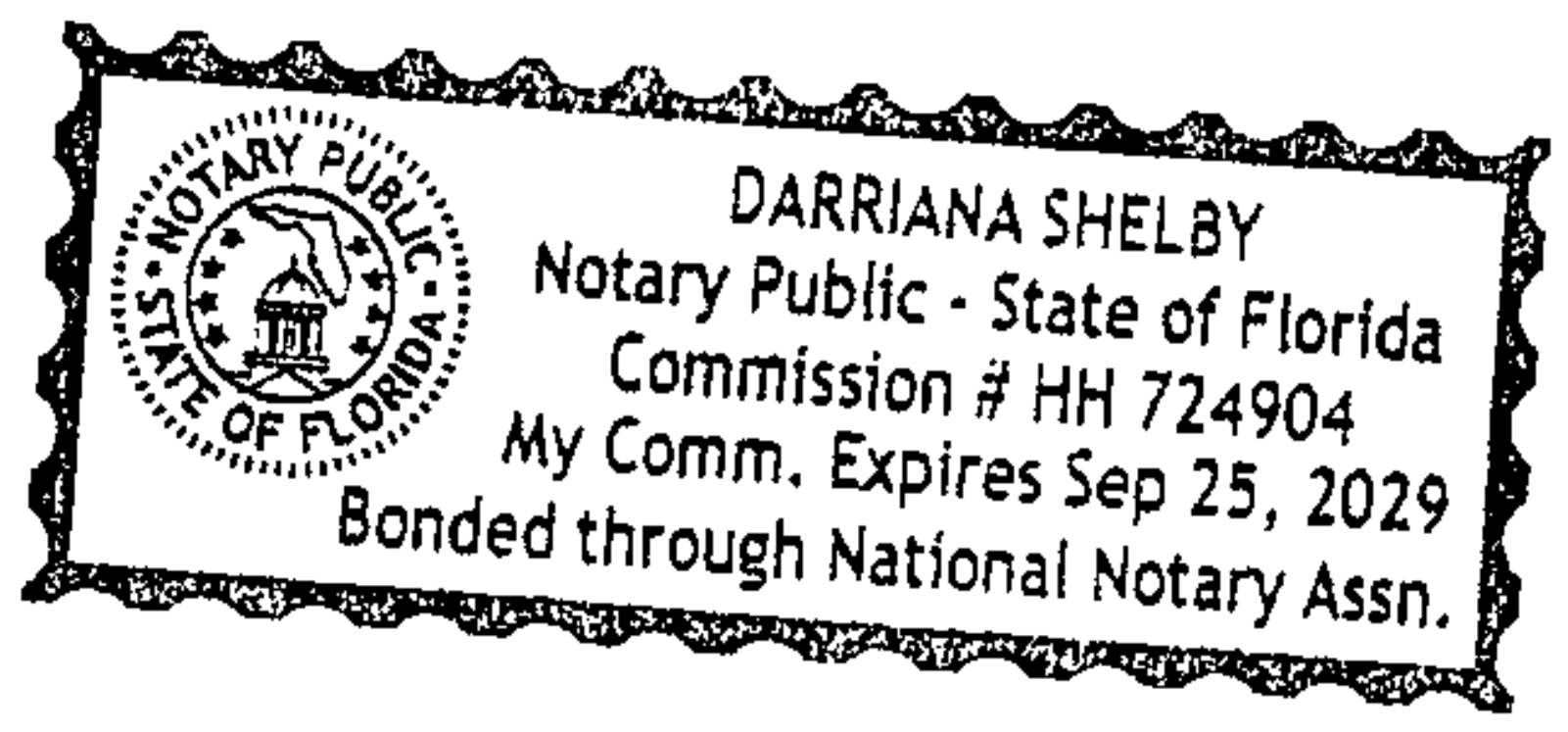
Witness Name: JORDAN STEVENS

Witness Address: 1242 SW Pine Island Rd  
Ste 42 Cape Coral FL 33991

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of May, 2026 by **GENOVEVA D. CORUJO** who  is personally known or  has produced a driver's license as identification.

[Seal]



*[Handwritten Signature]*

Notary Public

Print Name: DARRIANA SHELBY

My Commission Expires: 09/25/2029