

5/29/2026 4:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500935



Doc Stamp-Deed: \$87.50

Prepared by and Return to:
Ranee Polls, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 266729-95

WARRANTY DEED

This indenture made on **May 29, 2026** by **Tania C. Valero, a single woman**, whose address is: 5548 Surprise Rd, North Port, FL 34288 hereinafter called the "grantor", to **Amora Main Street LLC, a Connecticut Domestic Limited Liability Company**, whose address is: 182 Boggs Hill Road, Newtown, CT 06470, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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**, to-wit:

Lot 13, Block 2051, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1148205113

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Tania C. Valero

Tania C. Valero

Signed, sealed and delivered in our presence:

ana ch. acosta

1st Witness Signature

Print Name: ANA ELIZ ACOSTA

Address: 1795 Riverside Drive
N.Y. N.Y. 10034

State of New York

County of New York

Ryan Wei

2nd Witness Signature

Print Name: Ryan Wei

Address: 15 William St
New York, NY 10035

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or () online notarization on May 29, 2026, by **Tania C. Valero**, who () is/are personally known to me or who (✓) produced a valid FD DL as identification.

Ryan Wei

Notary Public Signature

Printed Name: Ryan Wei

My Commission Expires: 4/12/2029

(NOTARY SEAL)

