

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073919 2 PG(S)

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

6/1/2026 3:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501436

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0982041525
File- MFL-2275089
Consideration Amount \$286,000.00

Doc Stamp-Deed: \$2,002.00

WARRANTY DEED

This Indenture, Made this May 29, 2026, between Victor Hernandez, joined by his wife Shanna Andrews, whose post office address is: 4384 S San Mateo Dr, North Port, FL 34288, hereinafter called the "Grantor", and, Ramon Manuel Companiony Sanchez and Yudany Villalta Hernandez, husband and wife, whose post office address is: 3226 Moravia Avenue, North Port, FL 34286, hereinafter called the "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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 25, Block 415, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 12, Pages 21, 21A through 21S, inclusive, of the Public Records of Sarasota County, Florida.

Property Address: 3226 Moravia Avenue, North Port, FL 34286

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

WITNESSES:

Witness #1 Signature

Amber Craft

Witness #1 Print Name

411 Commercial Court, Suite A
Venice, FL 34292

Witness #2 Signature

Pamela Pounds

Witness #2 Print Name

411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S):

Victor Hernandez

Shanna Andrews

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this May 29, 2026 by: Victor Hernandez and Shanna Andrews who is/are personally known by me or who has/have produced: Drivers License as identification.

Notary Public

My Commission Expires:

7/24/29

