

6/2/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501998

Doc Stamp-Deed: \$2,221.80

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6090
Parcel ID Number: 1137-15-8826

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **29th day of May, 2026** between **Fidens Investment, LLC, a Florida Limited Liability Company**, whose post office address is **17641 Charnwood Drive, Boca Raton, FL 33498**, of the County of Palm Beach, State of Florida, Grantor, to **Javier Ramos Gonzalez and Marien Del Carmen Martinez, husband and wife**, whose post office address is **3229 Nature Circle, Sarasota, FL 34235**, 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 26, Block 1588, Thirty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, 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:

WITNESS 1 SIGNATURE

PRINT NAME: Jessica Perrault

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106

Port Charlotte, FL. 33948

WITNESS 2 SIGNATURE

PRINT NAME: Paula LeBere

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106

Port Charlotte, FL. 33948

Fidens Investment, LLC, a Florida Limited Liability Company

By: _____

Gabriel Cernea, Manager

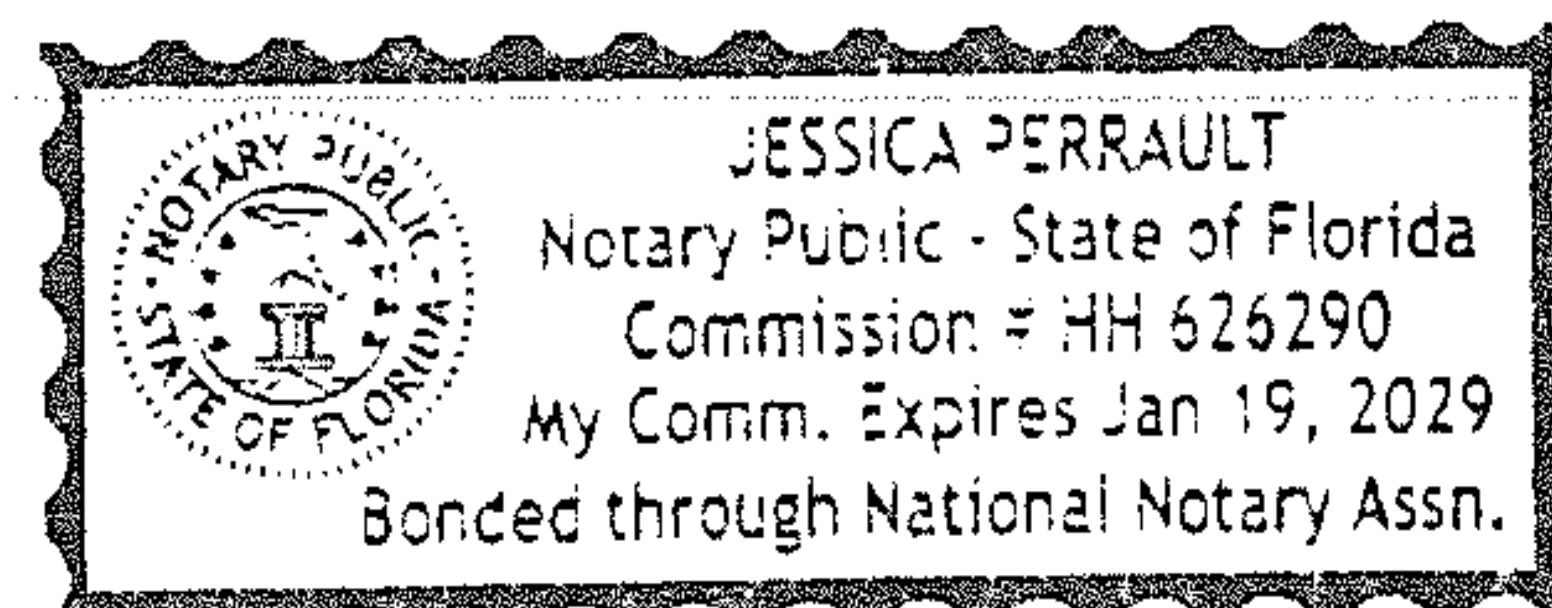
STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of May, 2026, by Gabriel Cernea, Manager of Fidens Investment, LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Signature of Notary Public

Jessica Perrault

Print, Type/Stamp Name of Notary



(NOTARY SEAL)