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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502084



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

Doc Stamp-Deed: \$161.00

File No.: 266892-95

WARRANTY DEED

This indenture made on **June 02, 2026** by **Jose Victor Sales Lopez and Maria Carolina Alvarez**, whose address is: 196 N Havana Rd, Venice, FL 34292 hereinafter called the "grantor", to **Tatiana Realty, Inc., a Florida Profit Corporation**, whose address is: 580 Toledo Road, North Port, FL 34287, 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:

Lots 16 and 17, Block A, WARM MINERAL SPRINGS, UNIT NO. 59, according to the Plat thereof, recorded in Plat Book 8, Page 38, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0772110008

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.

Jose Victor Sales Lopez by Pamela S. Nachel as attorney in fact
Jose Victor Sales Lopez by Pamela S. Nachel as attorney in fact

Maria Carolina Alvarez by Pamela S. Nachel as attorney in fact
Maria Carolina Alvarez by Pamela S. Nachel as attorney in fact

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Stephanie Drexler
2nd Witness Signature

Print Name: Stephanie Polz

Print Name: Stephanie Drexler

Address: 992 Tamiami Trail #4

Address: 992 Tamiami Trail Unit G

PMA Charlotte FL 33953

Port Charlotte, FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 6/2/2024, by **Pamela S. Nachel as attorney in fact for Jose Victor Sales Lopez and Pamela S. Nachel as attorney in fact for Maria Carolina Alvarez**, who () is/are personally known to me or who () produced a valid [Signature] as identification.

[Signature]

Notary Public Signature
Printed Name: Stephanie Polz
My Commission Expires:

(NOTARY SEAL)

