

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075769 3 PG(S)

6/4/2026 11:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502995

Prepared by and return to:
Certified Title Corporation CHRISTINE GUY
11459 Cronhill Drive, Ste M
Owings Mills, MD 21117
File No.: P-26FL2705

Doc Stamp-Deed: \$2,450.00

Property Appraiser's ID #: 1138176524

WARRANTY DEED

This Warranty Deed is executed this 29th day of May, 2026 by Margo Builds Too, LLC, a Florida Limited Liability Company, whose post office address is 17352 Abbott Ave, Port Charlotte, FL 33954 ("Grantor") to Dawn L. Rosario, whose post office address is 3109 MCINTOSH RD, Denmark 24232 ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

The following described land, lying and being in Sarasota, Florida, to-wit:

Lot 24, Block 1765, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

****FOR INFORMATIONAL PURPOSES ONLY**** The improvements thereon being known as: **3421 Vivian Road, North Port, FL 34288**

BEING the same property conveyed to Margo Builds Too, LLC, a Florida Limited Liability Company from Patrick Donald O'Neill and Heather K. O'Neill by Warranty Deed dated November 27, 2024 and recorded November 27, 2024, in the Land Records of Sarasota County, FL

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful

claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[signature page to follow]

Initials JH

Signed, sealed and delivered as to all Grantors in the presence of:

Danielle Gillis
Witness Signature (above)

By: [Signature]
Jose Rodriguez, Member

Danielle Gillis
Witness Printed Name (above)

240 Yorkshire St
Port Charlotte, FL 33954
Witness Address (above)

Joy Gillis
Witness Signature (above)

Joy Gillis
Witness Printed Name (above)

1064 Melville Rd
Punta Gorda, FL 33983
Witness Address (above)

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026, by **Margo Builds Too, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced Jose Rodriguez, Member Driver license as identification.

(SEAL)

Danielle Gillis
Notary Public
My Commission Expires:

