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INSTRUMENT # 2026077481 2 PG(S)

6/8/2026 2:25 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

After Recording Return to:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

CSC

Receipt # 3504425

Doc Stamp-Deed: \$1,820.00

This Instrument Prepared by:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0982-04-1416
File No.: 2916343

WARRANTY DEED

This Warranty Deed, Made the 5th day of June, 2026, by Maria Naclerio, a single woman and Robert S. Jenulis, a single man, whose post office address is: 3280 W Price Blvd, North Port, FL 34286, hereinafter called the "Grantor", to Loidel Garcia Del Valle Cernicharo, a single man and Lazaro Garcia Del Valle Polo, a single man and Adela Cernicharo Acosta, a single woman,* whose post office address is: 3280 W Price Boulevard, North Port, FL 34286, hereinafter called the "Grantee".

**as joint tenants with full rights of survivorship

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)** 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 16, Block 414, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, Page 21 of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Maria Naclerio

Date: 6/4/26

Witness 1 Printed Name and Post Office Address:

Gustavo Ariel Cabrales

Robert S. Jenulis

101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Erika Cabrales

101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2026 by Maria Naclerio, a single woman and Robert S. Jenulis, a single man, who has produced as identification.

Notary Public Signature

Printed Name: Gustavo Ariel Cabrales

My Commission Expires: (SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

