

APN: 1007025305

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077911 3 PG(S)**

RECORDING REQUESTED BY/RETURN TO:

ZILLOW CLOSING, LLC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024

6/9/2026 12:51 PM

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

SIMPLIFILE

Receipt # 3504810

SEND TAX NOTICES TO:

MINFLO, LLC
150 LAISHLEY CT, SUITE 114
PUNTA GORDA, FL 33950

Doc Stamp-Deed: \$1,225.00

PREPARED BY:

JESSICA TURNER
ZILLOW CLOSING, LLC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024
FILE NO. FL2105730

WARRANTY DEED

On this 5, day of June, 2026 for good consideration in the amount of \$175,000.00 I (we) Alice Gargano f/k/a Alice J. Gargano-Giordano, a single person, as Life Tenant, and Alice Gargano, Individually and as Trustee of the Alice Gargano Revocable Trust dated May 17, 2006, and any amendments thereto, with full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein, as Remainderman, whose mailing address is 2421 Shalimar Terr. North Port 34286 hereby bargain, deed and convey to MinFlo, LLC, a Florida limited liability company, whose mailing address is 150 Laishley Ct, Suite 114, Punta Gorda, FL 33950, the following described land in Sarasota County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

SEE ATTACHED EXHIBIT "A"

APN: 1007025305

MORE COMMONLY KNOWN AS: 3468 Toluca Ter North Port, FL 34286

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, the said parties of the part have set their hands on June 5, 2024.

Alice Gargano Alice Gargano
Alice Gargano f/k/a Alice J. Gargano-Giordano

Alice Gargano
Alice Gargano, Individually and as Trustee of the Alice Gargano Revocable Trust
dated May 17, 2006, and any amendments thereto

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Tara Cudjo
Witness Signature
Print Name: Tara Cudjo
Address: 190 Laishley Ct
Punta Gorda FL 33950

Renée Dyk
Witness Signature
Print Name: Renée Dyk
Address: 150 Laishley Ct #117
Punta Gorda 33950

STATE OF FLORIDA
COUNTY OF Charlotte SS.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this 5 day of June 2026, by Alice Gargano (name of signer)



Tara Cudjo
Notary Public
Printed Name: Tara Cudjo
My Commission Expires: 8/30/27
Commission #

Personally Known: _____

OR Produced Identification: _____

Type of Identification Produced: FSI

EXHIBIT "A"

The following described lot, piece or parcel of land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 5, Block 253, 7th Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 12, Page 19, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 1007025305