

6/16/2026 4:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508474

Doc Stamp-Deed: \$1,869.00

Prepared by and return to:
Janelle Smith
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260306

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 16 day of June 2026, between Victor Nieves and Sonia S Nieves, husband and wife whose post office address is 158 Lake Constance Drive, West Palm Beach, Florida 33411, grantor, and Jonathan Jose Balladares, a married man whose post office address is 3380 W. Price Blvd., North Port, Florida 34286, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 9, Block 414, 9th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Pages 21A thru 21S, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0980041409

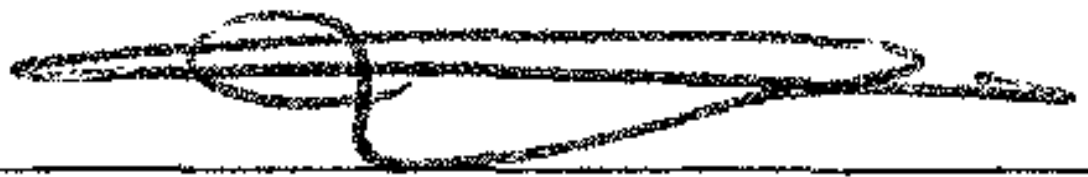
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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**.

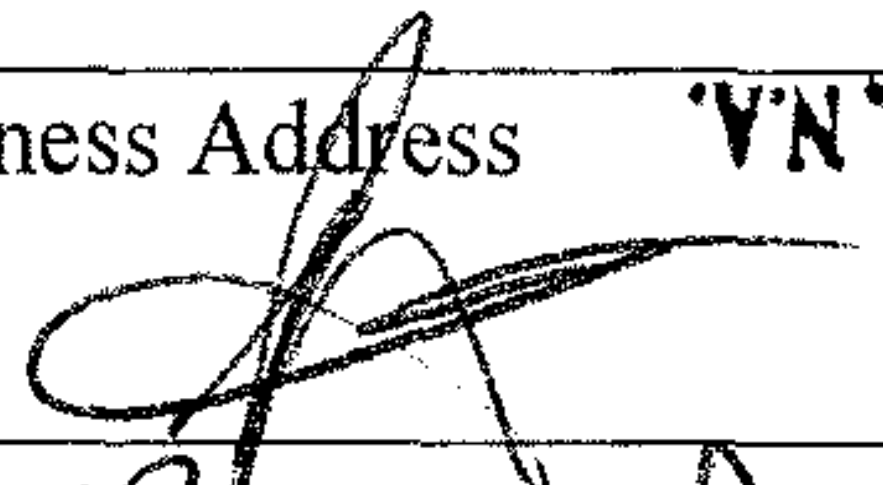
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



Witness
Jody Goulbourne

Witness Name Printed
West Palm Beach, FL 33411
9861 Olechodok Blvd
Baywind Commons

Witness Address WELLS FARGO BANK, N.A.



Witness
Ralph Francois

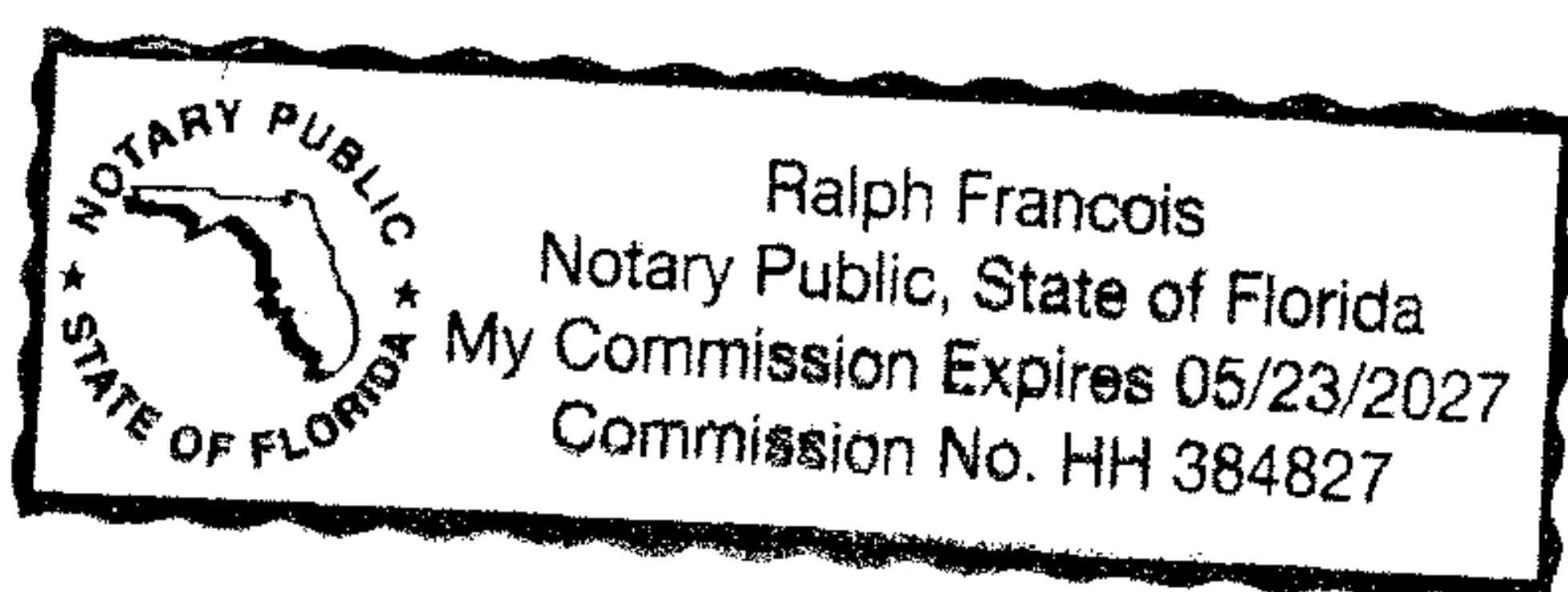
Witness Name Printed
West Palm Beach, FL 33411
9861 Olechodok Blvd
Baywind Commons

Witness Address WELLS FARGO BANK, N.A.

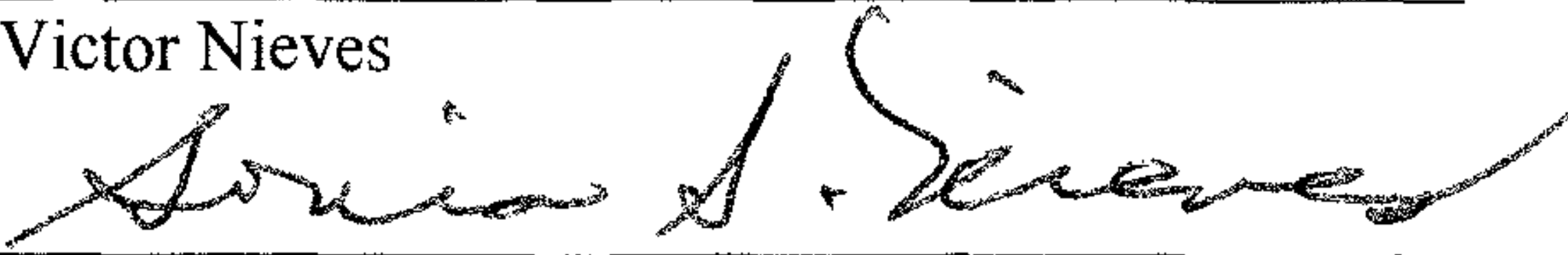
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th of June, 2026 by Victor Nieves and Sonia S Nieves, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

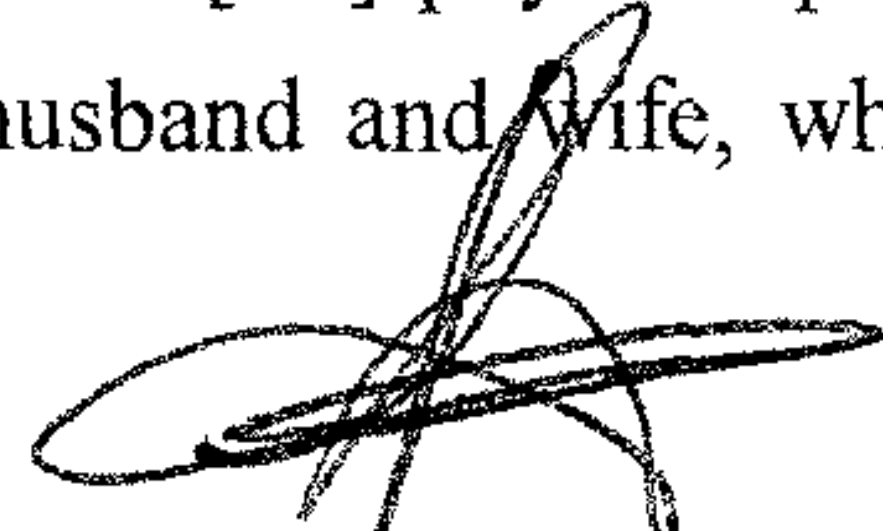
(Notary Seal)





Victor Nieves


Sonia S Nieves



Notary Public
Printed Name: Ralph Francois
My Commission Expires: 5/23/2027