

Prepared by/ Return to:
Sarah Duff
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60201063

6/17/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE Receipt # 3508876

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,749.30

Property Appraisers Parcel I.D. (Folio) Number(s): 0976264501

WARRANTY DEED

This Warranty Deed Made the 17th day of June, 2026, by Leonardo Dutra De Lima, a married man, hereinafter called the grantor, whose post office address is: 4607 Andris Street, North Port, FL 34288 to Zachary Gillen and Brooke Gillen, husband and wife., whose post office address is: 6775 Dennison Avenue, North Port, FL 34287, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$249,900.00 (TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100) 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, viz:

Lot 1, Block 2645, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the plat thereof as recorded in Plat Book 21, Pages 13, 13A thru 13NN, of the Public Records of Sarasota County, Florida.

The Subject property is not the homestead of the Grantor under the Laws and Constitution of the State of Florida, in that neither Grantor or any members of the household of Grantor 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: [Signature]
Printed Name: Sarah L. Duff
Post Office Address: 2025 Fruitville Rd.
Sarasota, FL 34237

[Signature]
Leonardo Dutra De Lima

Witness 2 Signature: [Signature]
Printed Name: Nicky Warner
Post Office Address: 2025 Fruitville Rd.
Sarasota, FL 34237

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of June, 2026 by Leonardo Dutra De Lima, a married man, who has/have produced Driver's license as identification.

[Signature]
Notary Public Signature
Printed Name:

My Commission Expires: _____ (SEAL)

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

