

6/18/2026 2:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509638

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260884

Parcel ID: **0958-06-6674**

Doc Stamp-Deed: \$1,085.00

Florida Documentary Stamps in the amount of **\$1,085.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th day of June, 2026** by

Victor Florencio,

whose post office address is 51 Northwest 44th Street, Miami, FL 33127,

herein called the Grantor, to

Brian Edward Montalbano,

whose post office address is 2161 Boxwood Street, North Port, FL 34289,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (**\$155,000.00**) 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, State of Florida, viz.:

Tract H, Block 666, Seventeenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page 16, Public Records of Sarasota County, Florida.

The Grantor herein certifies that the property is vacant land and unimproved. Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]
Signature
Juanis Aquino
Printed Name

3376 W 91 Terrace, Hialeah FL 33018
Full Address

[Signature]
Victor Florencio

Witness #2:

Francisco Bohargue
Signature
[Signature]
Printed Name

22821 SW 88th Place, Cutler Bay FL 33190
Full Address

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 15 day of June, 2026, by Victor Florencio, () who is personally known to me or (X) who has produced Florida DL as identification.

[Signature]
Signature of Notary Public
Sandor Padron
Print, Type/Stamp Name of Notary

