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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510486

Prepared by and return to:

LEDBETTER COWAN LAW GROUP
JADA W. TERREROS, ESQ.
229 PENSACOLA ROAD
VENICE, FL 34285
TEL: (941) 256-3965

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[Space Above This Line Reserved For Recording Data]

Warranty Deed

This Indenture made by and between EUSTAQUIO BENITO LUACES (also known as EUSTAQUIO B. LUACES) and ALEIDA LUACES, husband and wife (hereinafter known as "Grantor"), whose post office address is 7030 Beckwith Avenue, North Port, FL 34291 and EUSTAQUIO B. LUACES and ALEIDA LUACES, Co-Trustees (hereinafter known as "Grantee") of the EB AND A LUACES TRUST dated June 19, 2026 (the "Trust"), whose post office address is 7030 Beckwith Avenue, North Port, FL 34291:

(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.)

Witneseth, 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 conveyed to the said Grantee the following described property (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

**LOT 7, BLOCK 1414, 28TH ADDITION TO PORT CHARLOTTE SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 12, OF
THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;**

Parcel Identification Number: 0951141407

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to any and all tax exemptions, as applicable, the Grantor may be entitled to personally, including the homestead property tax exemption pursuant to the provisions of Florida Statute 196.041(2).

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Subject to all reservations, covenants, conditions, restrictions, mortgages, easements of record, to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any, and taxes accruing subsequent to **December 31, 2025.**

Together with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto or in anywise appertaining.

To Have and to Hold the Subject Property with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:
 - a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

- c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;
 - d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;
 - e. To manage, control, operate, and dispose of said real estate, to collect the rents, issues, and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.
2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.
 3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.
 4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts, and requirements of this instrument.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 19 day of June, 2026.

Signed, sealed, and delivered in our presence:

Miranda Ledbetter
 Witness #1 Signature &
 Printed Name: Miranda Ledbetter
 Address: 229 Pensacola Road, Venice, FL 34285
 As to both

Brianna Canaveral
 Witness #2 Signature &
 Printed Name: BRIANNA CANAVERAL
 Address: 229 Pensacola Road, Venice, FL 34285
 As to both

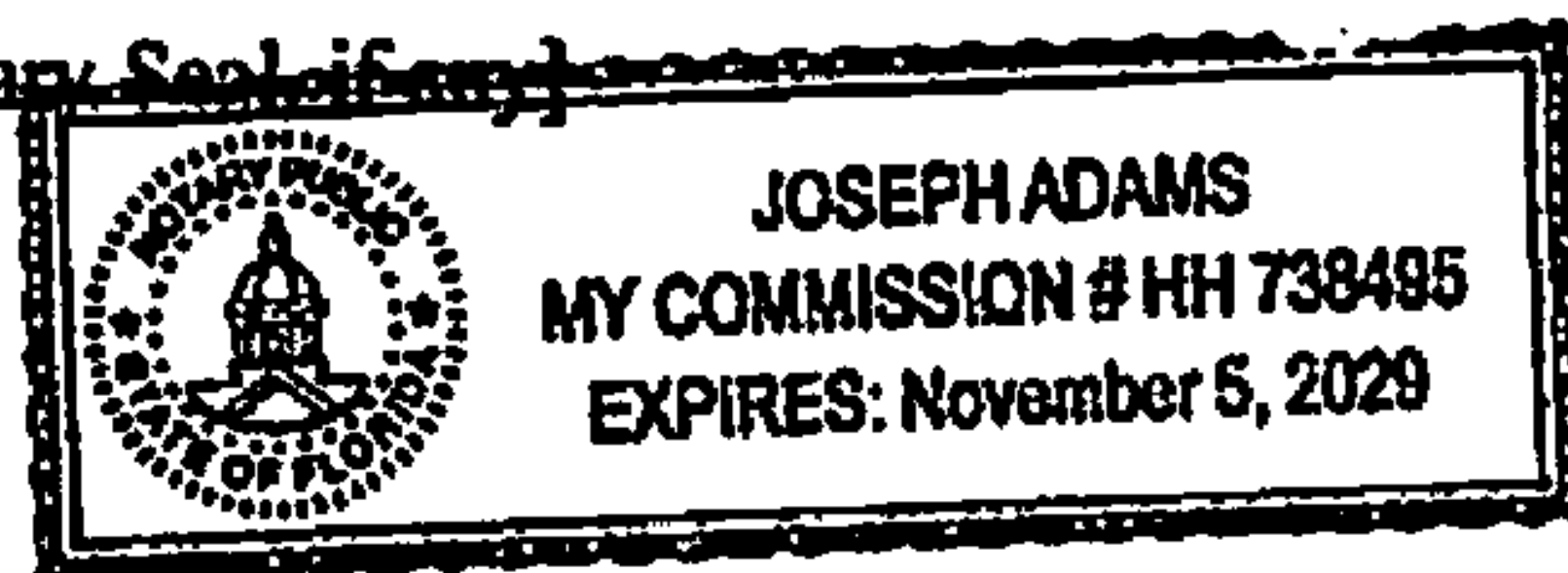
Eustaquio Benito Luaces
 EUSTAQUIO BENITO LUACES, Grantor

Aleida Luaces
 ALEIDA LUACES, Grantor

STATE OF FLORIDA
 COUNTY OF SARASOTA

The foregoing was acknowledged before me on this the 19 day of June, 2026, by EUSTAQUIO BENITO LUACES and ALEIDA LUACES, by means of ☒ physical presence or ☐ online notarization, who ☐ are personally known to me or ☒ produced the following identification: FL DRIVER'S LIC.

[Notary Seal if any]



Joseph Adams
 (Signature of Notarial Officer)
 Printed Name: Joseph Adams
 Notary Public
 My commission expires: Nov. 5, 2029