

Doc Stamp-Deed: \$3,423.00



Prepared by and return to:

Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: JO-26.6872
\$489,000.00

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Warranty Deed

This Warranty Deed made this 24th day of June, 2026 between North Shore Port LLC, a Florida limited liability company whose post office address is 8151 Jozee Circle, Orlando, FL 32836-5344, grantor, and Jordan Wong, a single man and Marianna Joyce, a single woman, as joint tenants with the right of survivorship, and not as tenants in common whose post office address is 1289 Oregon Lane, North Port, FL 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)

Witnesseeth, 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 11, BLOCK 247, OF 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**Parcel Identification Number: 0986024711
1289 Oregon Lane, North Port, FL 34286**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

North Shore Port LLC, a Florida limited liability company

By: Della Santa & Endlein Holding LLC, a Florida limited liability company, its Managing Member

1) Blanca Cecilia Foriela
Witness Name: Blanca Cecilia Foriela
Witness Address: 5237 San Ambrosio Cir
Orlando FL 32836

By: AE
Andrea Endlein, Member and Manager

2) Nirvan SN Endlein
Witness Name: Nirvan SN Endlein
Witness Address: 9515 Bay Vista Estates Bv.
Orlando FL 32836

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2026 by Andrea Endlein, Member and Manager of Della Santa & Endlein Holding LLC, a Florida limited liability company, the Sole Member and Manger of North Shore Port LLC, a Florida limited liability company, on behalf of the company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Julia Reyes Daniels
Notary Public

Printed Name: Julia Reyes-Daniels

My Commission Expires: 6/28/2028