

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088299 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513435

Doc Stamp-Deed: \$2,499.00

Prepared by and return to:

Misty M. Clausen
Esquire Land Title Inc
252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No PG-26-92

Parcel Identification No 0987-01-3832

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of June, 2026 between Luma S2 Properties, LLC, a Florida Limited Liability Company, whose post office address is 6735 Conroy Windermere Road, Suite 301, Orlando, FL 32835, of the County of Orange, Florida, Grantor, to Frank Garcia Valdes, a single man, whose post office address is 2333 Mistleto Lane, North Port, FL 34286, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 32, Block 138, Eighth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Luma S2 Properties, LLC, a Florida Limited Liability Company

By: Marcelo Santos
Marcelo Santos, Manager

Gabriela Batista

WITNESS
PRINT NAME: Gabriela Batista

Luz Batista

WITNESS
PRINT NAME: Luz Batista

P.O. Box 1205
Chesapeake, VA 23327
WITNESS 1 ADDRESS

P.O. Box 1205
Chesapeake, VA 23327
WITNESS 2 ADDRESS

STATE OF Virginia
COUNTY OF Chesapeake city

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25th day of June, 2026, by Marcelo Santos, Manager of Luma S2 Properties, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.

Luz Batista

Signature of Notary Public

Luz Batista
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

