

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088608 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513699

Doc Stamp-Deed: \$2,310.00

Consideration: \$330,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49566-001

Property Appraiser's Parcel ID No.: 0989028703

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of June, 2026, by and BETWEEN CUZO CORP, A FLORIDA CORPORATION, whose address is 14790 North Kendall Drive, Miami, FL 33296 (hereinafter "GRANTOR"), and BRITTANY WHITE, A SINGLE WOMAN, whose address is 4416 Worcester Avenue, North Port, FL 34287, and JAMES VIVINETTI, A SINGLE MAN, TOGETHER AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose address is 4416 Worcester Avenue, North Port, FL 34287 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, BLOCK 287, FIRST ADDITION TO PORT CHARLOTTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 29, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that they have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd.
Boerne, TX 78015

(2) Jocelyn K. Cook
Printed Name Jocelyn K. Cook
P.O. Address 1341 Columbia Cir
Norman, OK 73071

GRANTOR:

CUZO CORP, A FLORIDA CORPORATION

By: Christian V. Herrera Dalgo
Christian V. Herrera Dalgo
Its: **Vice President**

STATE OF Texas

COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25th day of June, 2026, by Christian V. Herrera Dalgo, as Vice President of Cuzo Corp, a Florida corporation, ☐ who is personally known to me or ☒ who has produced passport as identification.

Joselyn Garrastazu
Signature of Notary Public

Joselyn Garrastazu
Print, Type/Stamp Name of Notary

My Commission Expires: 10/10/2026

Notarized online using audio-video communication technology

