

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026091589 2 PG(S)**

Prepared by and return to:

Zuleika Otero
Premier Title Partners of Florida LLC
1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948
Port Charlotte, FL, 33948

7/6/2026 3:32 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3516114

File No: PREMACT26-170W

Doc Stamp-Deed: \$3,045.00

Parcel Identification No: 1003017022

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 6 day of July, 2026 between NR ASSOCIATED HOME INVESTMENTS LLC, a Florida Limited Liability Company, whose post office address is 10750 Northwest 66th Street, 304, Doral, FL 33178 of the County of Miami-Dade, State of Florida, Grantor, to Claudia Oliva Mesa and Yosniel Ramos Alvarez, wife and husband, whose post office address is 2388 Kabat Ave, North Port, FL 34288-5544, of the County of Sarasota, State of Florida Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota to-wit:

Parcel 1:

Lot 21, Block 170, 5th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 33, 33A-33R, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 22, Block 170, 5th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 33, 33A-33R, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's constitutional homestead within the meaning set forth in the constitution of the State of Florida, neither the Grantor(s) nor any person(s) for whose support the Grantor(s) is responsible for reside on or adjacent to the land and it is not contiguous to or a part of a homestead property. Grantor's residence and homestead address is: **10750 Northwest 66th Street, 304, Doral, FL 33178.**

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Zuleika Otero

Address: 1777 Miami Trl

Port Charlotte FL 33948

WITNESS

PRINT NAME: Jon Murphy

Address: 1777 Miami Trl

Port Charlotte, FL 33948

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026, by Nestor Luis Rincon Fuenmayor, Authorized Member of NR ASSOCIATED HOME INVESTMENTS LLC, a Florida Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Signature of Notary Public

Zuleika Otero

Print, Type/Stamp Name of Notary

NR ASSOCIATED HOME INVESTMENTS LLC, a Florida
Limited Liability Company

By:

Nestor Luis Rincon Fuenmayor, Authorized Member

