

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092721 2 PG(S)**

7/8/2026 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517011

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$203.00

Order No.: 2026-50723JLW

Property Appraiser's Parcel I.D. (folio) Number:

1147200512

WARRANTY DEED

THIS WARRANTY DEED dated July 8, 2026, by **NEW VISTA PROPERTIES, INC.**, a Florida corporation, whose post office address is 1750 SW 4th Ave., Miami, Florida 33129 (the "Grantor"), to **VICTOR E. RABANAL**, whose post office address is c/o New Vista Properties, Inc., 1750 SW 4th Ave., Miami, FL 33129 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 12, Block 2005, 44th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Grantor herein covenants that the above-described property is vacant, unimproved land, and to the best of Grantor's knowledge, said property is not occupied and no other party has a right to possess same.

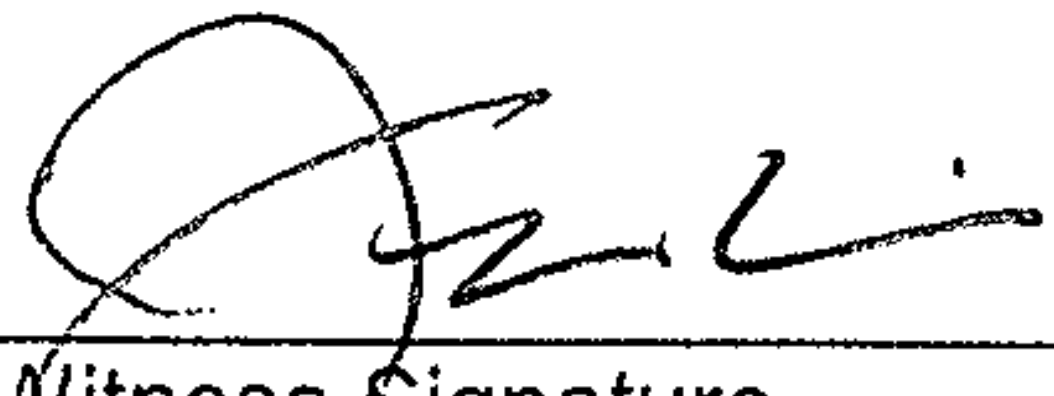
Grantor does hereby represent and warrant that this conveyance does not constitute the disposition of all or substantially all of Grantor's assets, and is a sale of property to an unrelated, bona fide purchaser for value that represents fair and adequate consideration.

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:



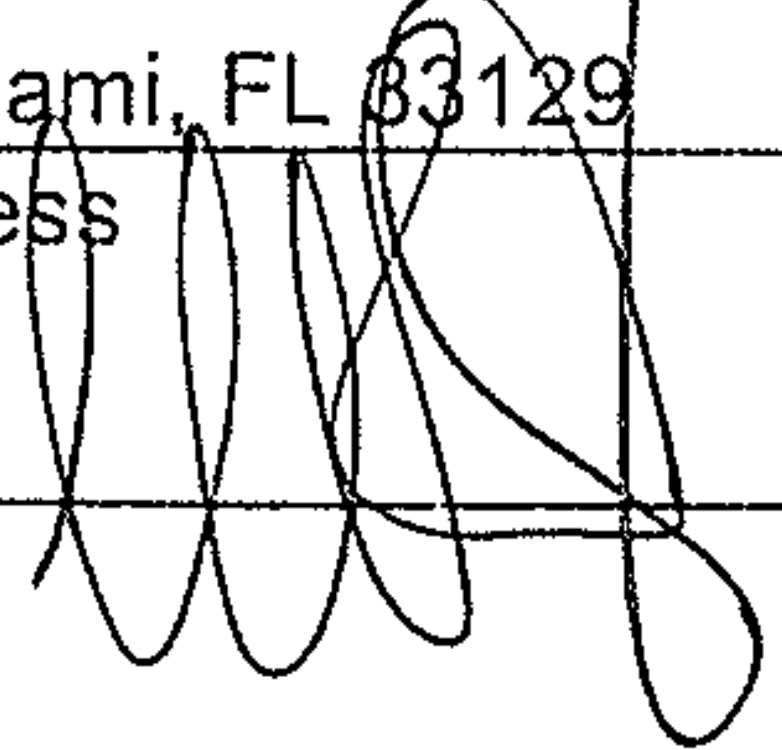
Witness Signature

JOHN EHRLING

Printed Name of First Witness

1750 SW 4th Ave., Miami, FL 33129

Address of First Witness



Witness Signature

VIVIANA LA ROSA

Printed Name of Second Witness

1750 SW 4th Ave., Miami, FL 33129

Address of Second Witness

NEW VISTA PROPERTIES, INC., a Florida corporation

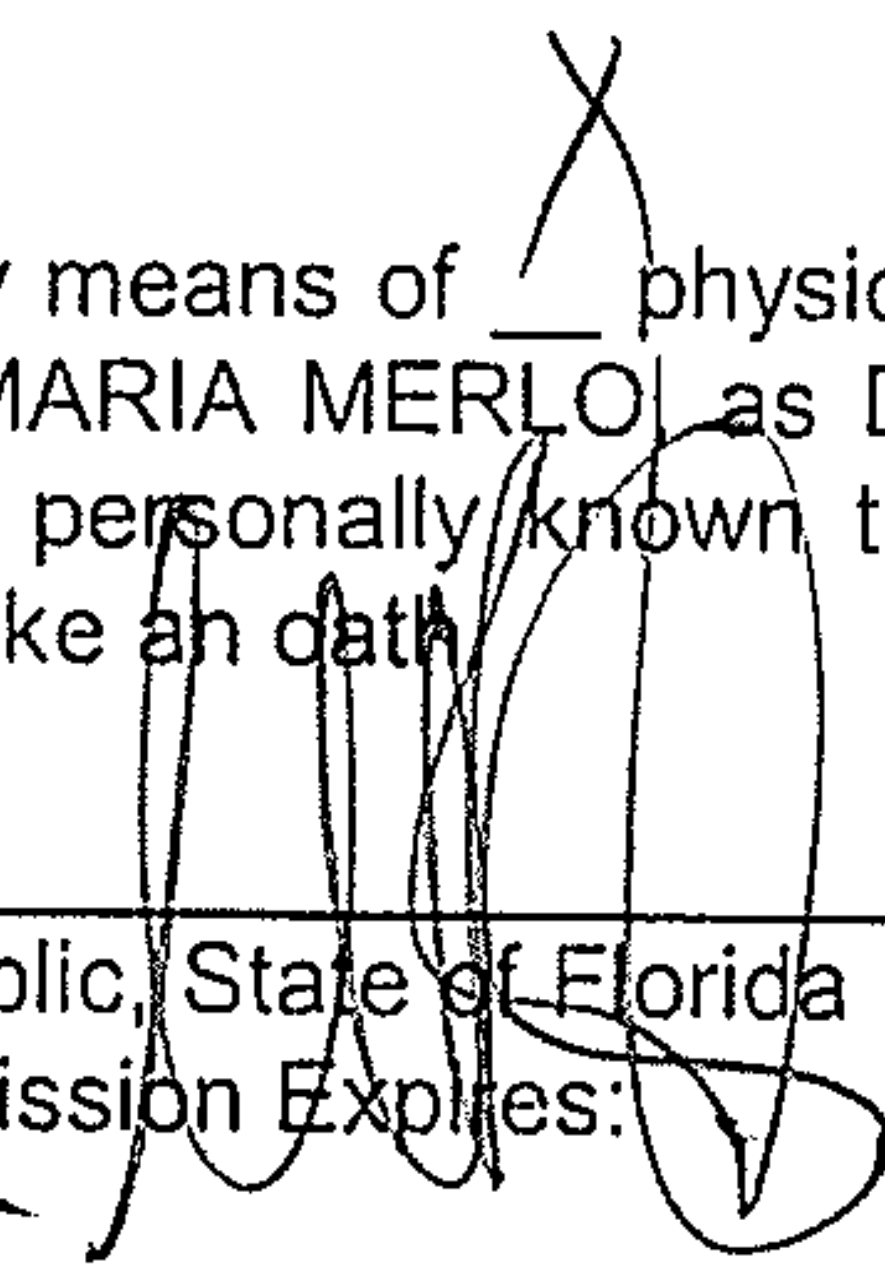

BY: _____
MARIA MERLO, as Deeding Officer

Grantor Address:
1750 SW 4th Ave.
Miami, FL 33129

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of July, 2020 by MARIA MERLO, as Deeding Officer of NEW VISTA PROPERTIES, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did take an oath.





Notary Public, State of Florida
My Commission Expires:
(Seal)