

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092985 2 PG(S)**

7/8/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517222

Doc Stamp-Deed: \$2,450.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3118
Parcel ID Number: 0988-03-3111

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 7th day of July, 2026 between Cabrera Homebuyer Investors LLC, a Florida Limited Liability Company, whose post office address is 4503 18th Avenue West, Bradenton, FL 34209, of the County of Manatee, State of Florida, Grantor, to Stephen M. Pare and Kerry Elizabeth Pare, husband and wife, as joint tenants with right of survivorship, whose post office address is 3041 Draper Terrace, North Port, FL 34286, 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, Florida, to-wit:

Lot 11, Block 331, 5th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 11, Page(s) 33, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:

4351 Aiden Lane
North Port, FL 34287

Douglas S. Knappe
WITNESS 2 SIGNATURE
PRINT NAME: DOUGLAS S. KNAPPE

WITNESS 2 ADDRESS:

4351 Aiden Lane
North Port, FL 34287

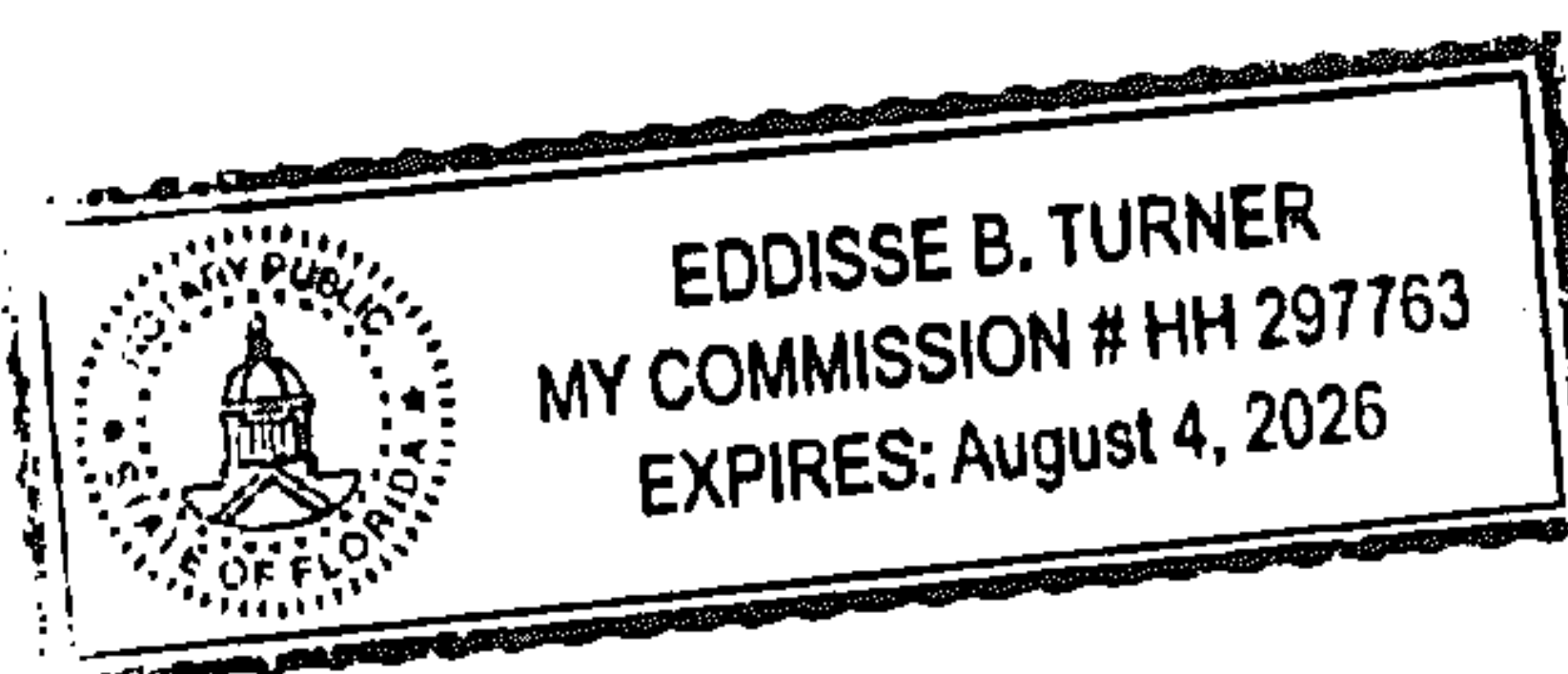
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10 day of July, 2026, by Ana Maribel Palacios Valle and Aris Martin Cabrera, Managers of Cabrera Homebuyer Investors LLC, a FL Limited Liability Company, on behalf of the company, (☐) who is/are personally known to me or (☒) who has/have produced FL Drivers License as identification.

Eddisse B. Turner
Signature of Notary Public

Eddisse Turner

Print, Type/Stamp Name of Notary



(NOTARY SEAL)