

Prepared by and return to:
Crystal Humphrey
Rocket Close, LLC
600 North Westshore Boulevard
701
Tampa, FL 33609
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File No FL-111597

7/9/2026 2:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517729

Doc Stamp-Deed: \$1,589.00

Parcel Identification No 0998-25-1413

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WARRANTY DEED

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

This indenture made the 8th day of July, 2026 between Trevin Perez LLC, a Florida Limited Liability Company, whose post office address is 12472 Lake Underhill Road, ste. 128, Orlando, FL 32828, of the County of Orange, State of Florida, Grantor, to Justin Morgan and Getsemani Perez-Lopez, husband and wife, whose post office address is 7555 Hanchey Street, North Port, FL 34287, 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 13, Block 2514, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Page(s) 7, 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 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:

Trevin Perez LLC, a Florida Limited Liability Company

By: Trevin Perez

Trevin Perez, Manager

WITNESS

PRINT NAME: Lauren Ellis

WITNESS

PRINT NAME: _____

WITNESS 1 ADDRESS

7901 4th St N
St. Pete FL 33702
504 Kissimmee Oaks Ct
Kissimmee FL 34741
WITNESS 2 ADDRESS

STATE OF Florida

COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 08 day of July, 20 26, by Trevin Perez, Manager() who is/are personally known to me or () who has/have produced Dr. Idarlene as identification.

(Seal)



LAUREN ELLIS
Commission # HH 675067
Expires May 13, 2029

Lauren Ellis

Signature of Notary Public

Lauren Ellis

Print, Type or Stamp Name of Notary

Personally Known: _____

OR Produced Identification: _____

Type of Identification Produced: Dr. Idarlene