

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095578 2 PG(S)

7/14/2026 1:20 PM

Prepared by and return to:
Jennifer L Blunk
MSC Title, Inc.
684 South Indiana Avenue, Englewood, FL 34223
Sales Price: 15,000.00
File No. 2026-581-JLB

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3519495

Doc Stamp-Deed: \$105.00

General Warranty Deed

Made this 13th day of July, 2026 by **Serena Developments LLC, a Florida Limited Liability Company**, whose address is: 800 Celebration Avenue, Ste 229, Kissimmee, FL 34747, hereinafter called the grantor, to **Asa A. Ambrister and Daphne Delorme Ambrister, husband and wife**, whose post office address is 2802 Escambia Circle North Port, FL 34288, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota, Florida, viz:

Lot 25, Block 2596, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 1142259625

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

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 December 31, 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 our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Jason Manookin
Witness Signature above:

Witness print name below:
Jason Manookin

Witness Address: 9669 N Aaron Ave, Eagle Mountain, UT 84005

Serena Developments LLC, a Florida Limited Liability Company

By: Guillermo F. Gonnelli
Guillermo F. Gonnelli, Member
800 Celebration Avenue, Ste 229, Kissimmee, FL 34747

By: Miguel Maurette
Miguel Maurette, Member
800 Celebration Avenue, Ste 229, Kissimmee, FL 34747

Tara Melissa Allen
Witness Signature above:

Witness print name below:
Tara Melissa Allen

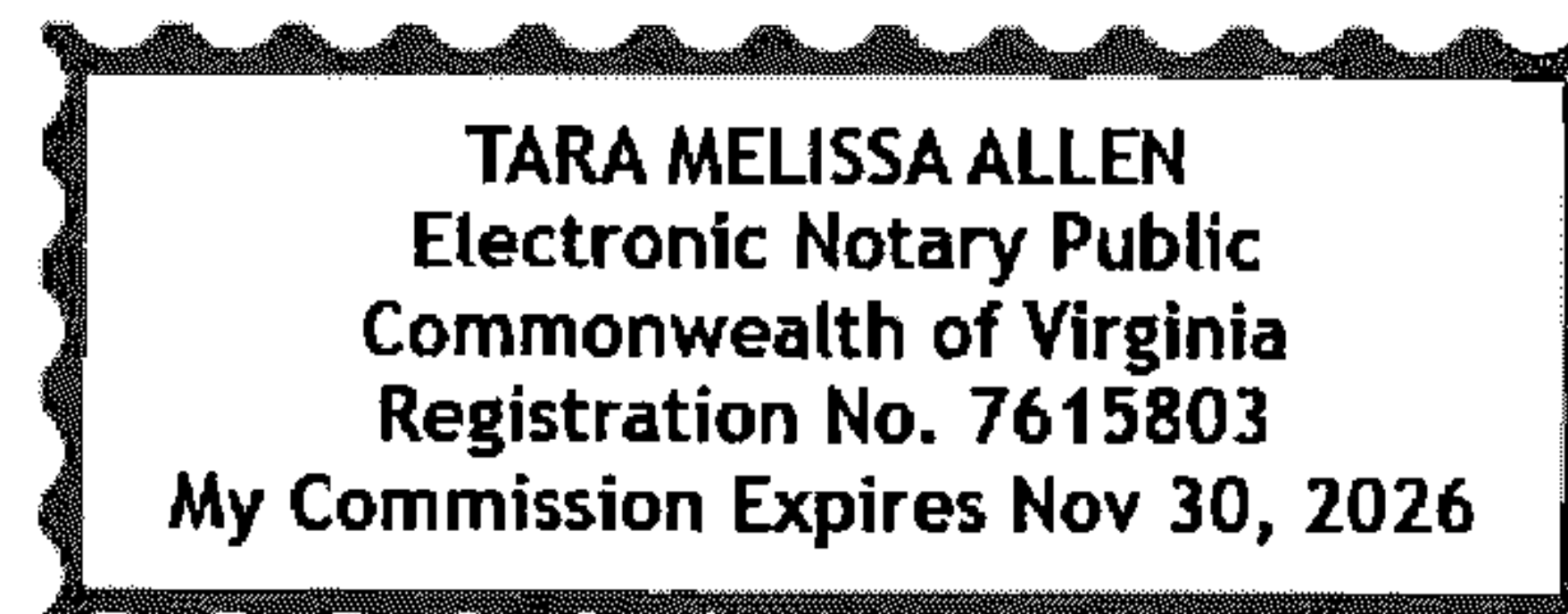
Witness Address: 8125 Quail Hill Ln, Prince George VA 23875

COUNTRY/ STATE OF Virginia
PROVINCE/ COUNTY OF Prince George

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 13 day of July, 2026, by Guillermo F. Gonnelli and Miguel Maurette, Members of Serena Developments LLC, a FL Limited Liability Company, on behalf of the company, ☐ who are personally known to me or ☒ who have produced passport as identification.

Tara Melissa Allen
Signature of Notary Public
Tara Melissa Allen

Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.