

7/17/2026 2:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521227

Prepared by and Returns To:

Rebecca Giles

TitleMark, LLC

1000 West Kennedy Boulevard, Suite 200

Tampa, FL 33606

File Number: TM26-06-139

Doc Stamp-Deed: \$147.00

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Warranty Deed

This Warranty Deed made this **15th** day of **July 2026** between **Chaure Lands Investment LLC, a Florida Limited Liability Company**, whose post office address is **822 Westminster Boulevard, Apt. 822, Oldsmar, FL 34677** (herein referred to as "Grantor"), to **Golden Alpi LLC, a Florida Limited Liability Company**, whose post office address is **4805 Northwest 79th Avenue, Suite 10-27, Doral, FL 33166** (herein referred to as "Grantee"):

RAC

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 17, Block 453, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 12, Page 21, Public Records of Sarasota County, Florida.

Parcel ID: 0981045317

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, grantor has hereunto set grantor’s hand and seal the day and year first written above.

Chaure Lands Investment LLC, a Florida Limited Liability Company

By: (SEAL)
F.S. Amado ~~Segundo~~ Mendoza Torrealba, Member

By: (SEAL)
Maria Gabriela Gonzalez Rodriguez, Member

Witness #1 Signature

Delorise Bramble
Printed Name of Witness #1

869 nw 214th st apt 201
Street Address/P.O. Box

Miami, FL 33169
City/Town, State, Zip Code

Witness #2 Signature

Francine Sinclair
Printed Name of Witness #2

5602 Pine Bay Dr.
Street Address/P.O. Box

Tampa, FL 33625
City/Town, State, Zip Code

STATE OF: Florida

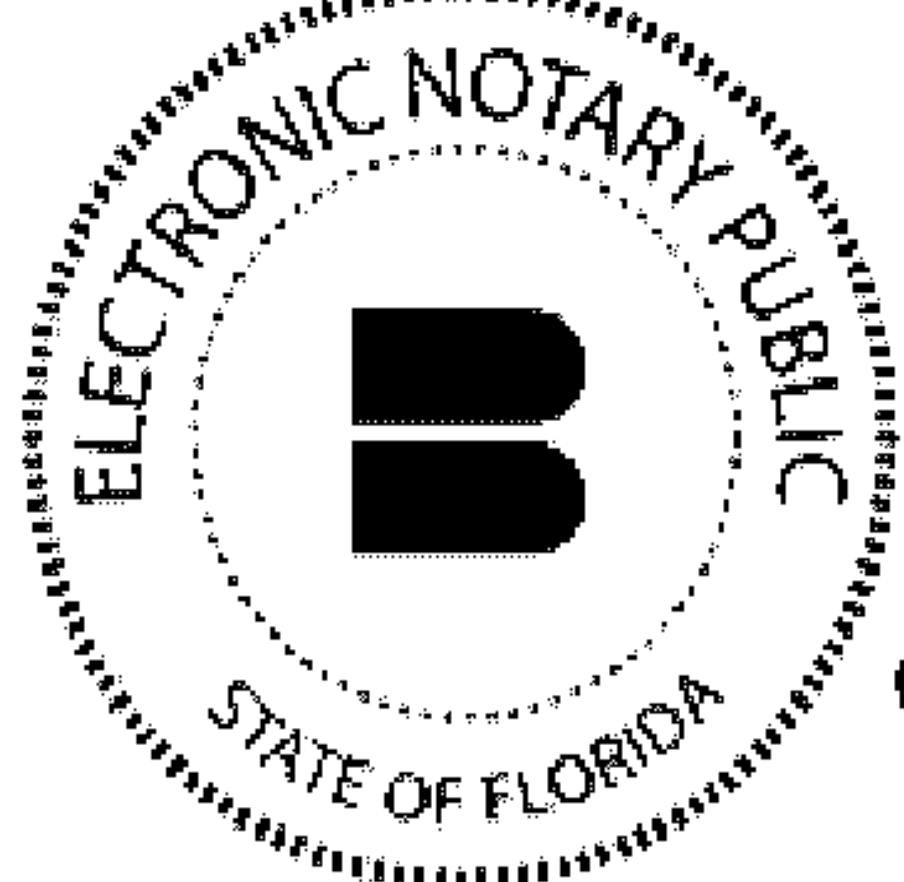
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 15 day of July, 2026, by Amado ~~Segundo~~ Mendoza Torrealba and Maria Gabriela Gonzalez Rodriguez, Members of Chaure Lands Investment LLC, a Florida Limited Liability Company, on behalf of the company, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Signature of Notary Public

Francine Sinclair
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Francine Sinclair
Electronic Notary Public
State of Florida
Commission #: HH681438
Commission Expires: 05/29/2029