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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521284

Doc Stamp-Deed: \$98.00

Prepared by and return to:

Patrick Rosenbaum

Premier Title of Florida

17827 Murdock Circle

Suite A

Port Charlotte, FL 33948

File No PTF-26-231

Parcel Identification No 1147202819

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

This indenture made the 17th day of July, 2026 between Alberto M. Cabral and Mary C. Cabral, a married couple, whose post office address is 18 Herring Run Road, Dartmouth, MA 02747, of the County of Bristol, Massachusetts, Grantor, to Jeffrey Edward Farquhar, a single man, whose post office address is 214 Winthrop Street, Apt. #2, Woonsocket, RI 02895, of the County of Providence, Rhode Island, Grantee:

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 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, Florida, to-wit:

Lot 19, Block 2028, Forty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 19, Page 33, 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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alberto M. Cabral
Alberto M. Cabral

Mary C. Cabral
Mary C. Cabral

1485 Pleasant St. Fall River, MA 02723

WITNESS 1 ADDRESS

1485 Pleasant St
Fall River MA 02723

WITNESS 2 ADDRESS

Stephanie Medeiros
WITNESS #1 AS TO BOTH

PRINT NAME: Stephanie Medeiros

Brandon Hajder
WITNESS #2 AS TO BOTH

PRINT NAME: Brandon Hajder

STATE OF MASSACHUSETTS

COUNTY OF Bristol

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 9th day of July, 2026, by Alberto M. Cabral and Mary C. Cabral, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Kathryn Botros
Signature of Notary Public

Kathryn Botros
Print, Type/Stamp Name of Notary

