

Prepared by and return to:
Misty M. Clausen
Esquire Land Title Inc
252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950

File No PG-26-100

Parcel Identification No 0964085214

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

This indenture made the 20th day of July, 2026 between **Luma S2 Properties, LLC, a Florida Limited Liability Company**, whose post office address is 6735 Conroy Windermere Road, Suite 301, Orlando, FL 32835, of the County of Orange, Florida, Grantor, to **Jean Raymond, an unmarried man**, whose post office address is 3268 Tishman Avenue, North Port, FL 34286, of the County of Sarasota, Florida, 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 14, Block 852, 19th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 7 and 7A through 7P, of the 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.

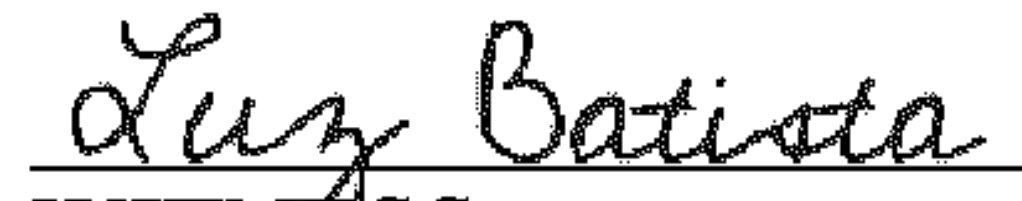
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



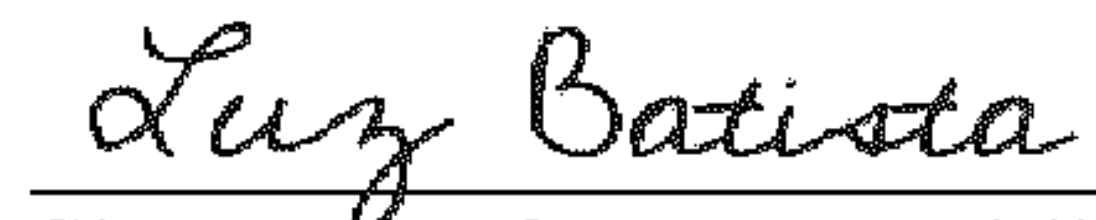
WITNESS
PRINT NAME: Gabriela Batista



WITNESS
PRINT NAME: Luz Batista

STATE OF Virginia
COUNTY OF Chesapeake city

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 25th day of June, 2026, by Marcelo Santos, Manager of Luma S2 Properties, LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced Driver's license as identification.

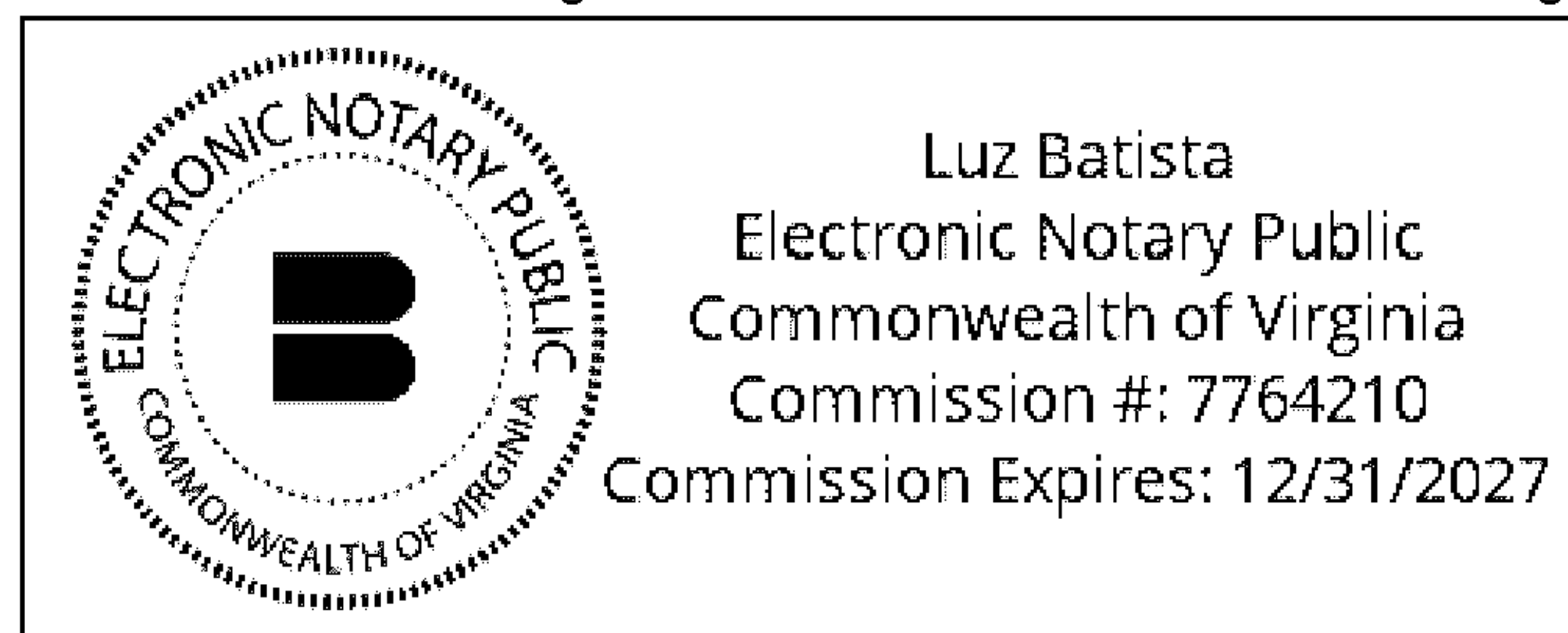


Signature of Notary Public

Luz Batista

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Luma S2 Properties, LLC, a Florida Limited Liability Company


By: _____
Marcelo Santos, Manager

P.O. Box 1205
Chesapeake, VA 23327
WITNESS 1 ADDRESS

P.O. Box 1205
Chesapeake, VA 23327
WITNESS 2 ADDRESS