

7/22/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523185



Prepared by and Return to:
Michelle Lowery, an employee of
First International Title, LLC
13538 Village Park Dr., Ste 120
Orlando, FL 32837

Doc Stamp-Deed: \$1,400.00

File No.: 267263-54

WARRANTY DEED

This indenture made on **July 20, 2026** by **A and G Surfside Property Solutions Limited Liability Company, a Florida limited liability company**, whose address is: 7839 Watson Lane, Port Charlotte, FL 33981 hereinafter called the "grantor", to **Fredy Chavarro, a single man**, whose address is: 161 Stanford Road, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 County, Florida**, to-wit:

Lots 13845 and 13846, SOUTH VENICE UNIT NO. 53, according to the Plat thereof, recorded in Plat Book 7, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0470120009

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

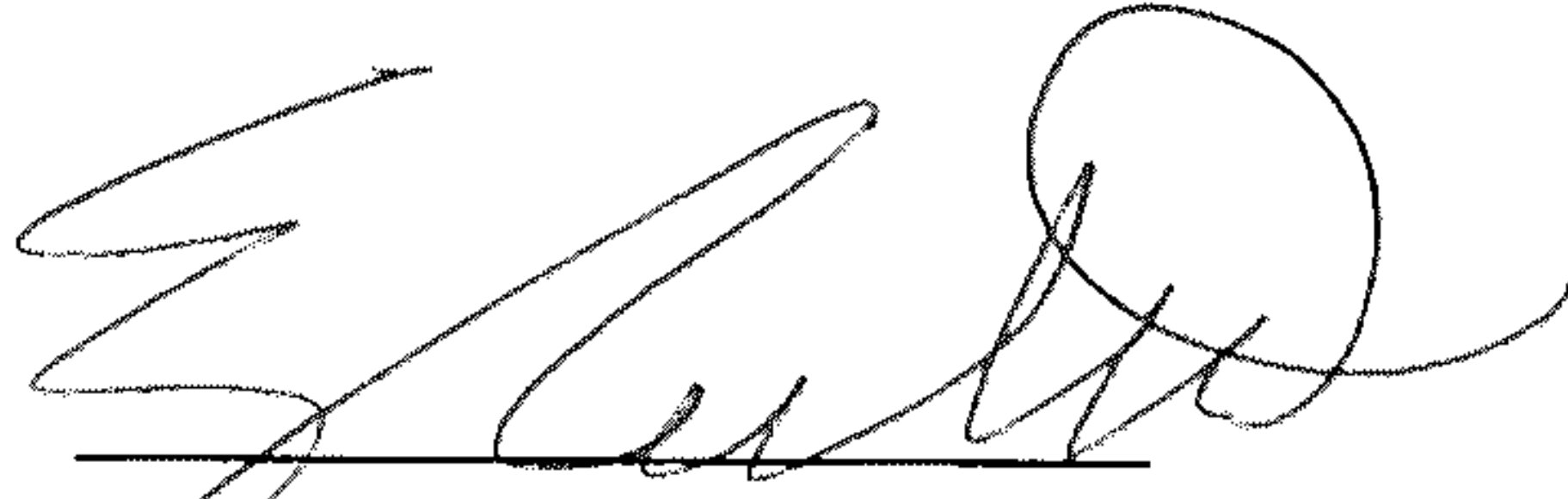
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

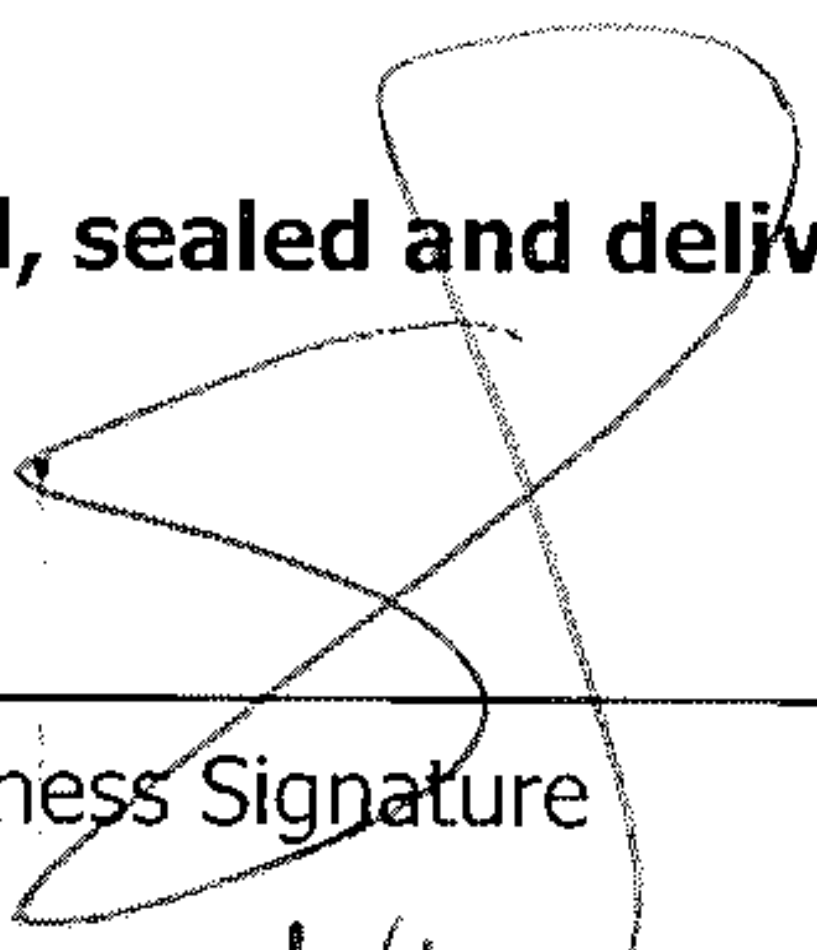
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

A and G Surfside Property Solutions Limited Liability Company, a Florida limited liability company

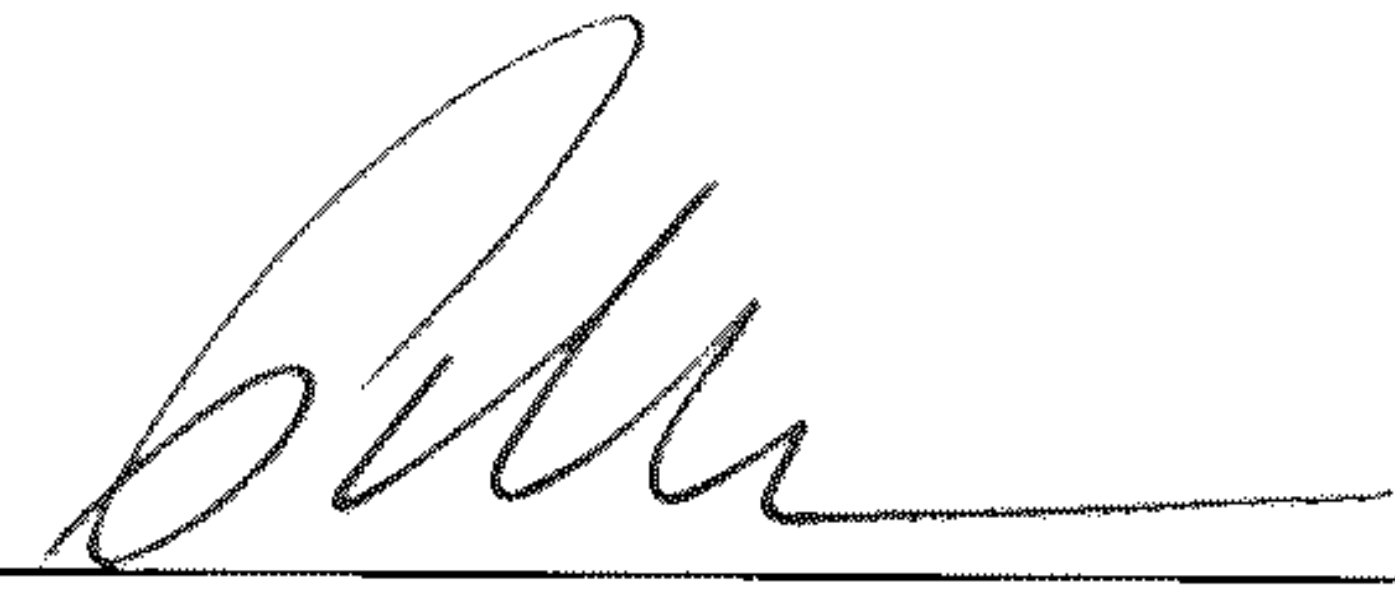

By Eugene Batelli, MBR

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: VICKIE KOZAR

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285


2nd Witness Signature

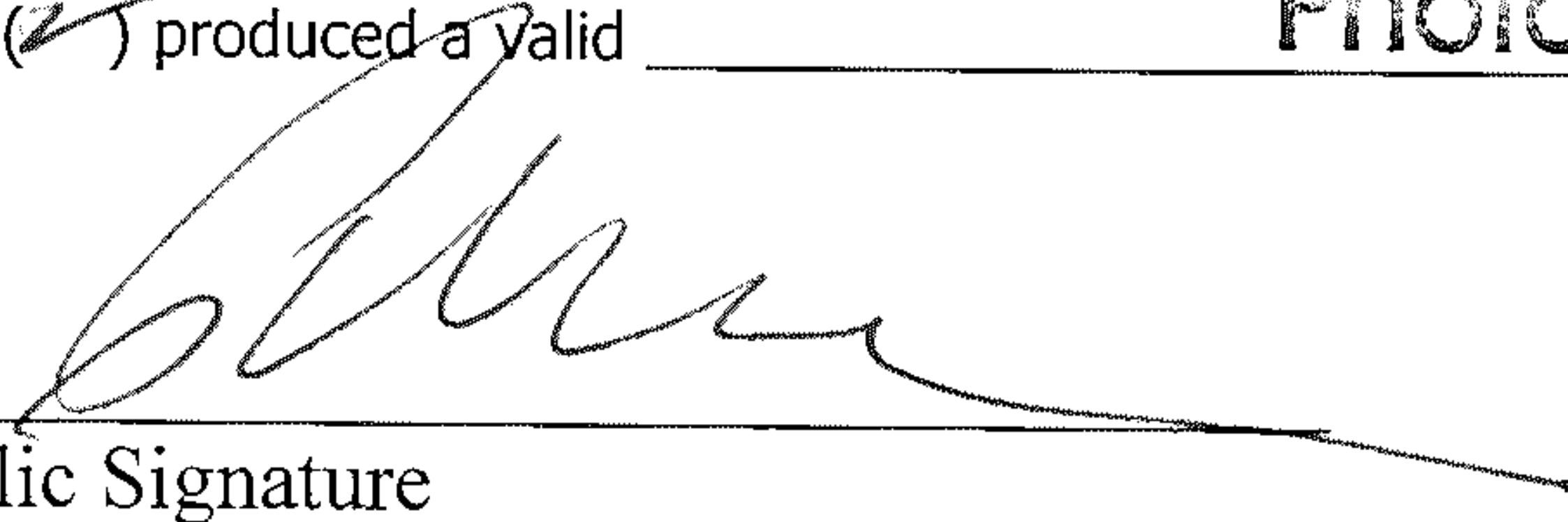
Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 6-16-26, by **Eugene Batelli, MBR of A and G Surfside Property Solutions Limited Liability Company, a Florida limited liability company**, who (☐) is/are personally known to me or who (☒) produced a valid Photo ID as identification.


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

