

7/23/2026 3:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523749

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$1,925.00

File No.: ENG-2026-3209
Parcel ID Number: 1145-09-6948

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WARRANTY DEED

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

This indenture made the 23rd day of July, 2026 between Llanquihue Investment, LLC, a Florida Limited Liability Company, whose post office address is 17505 Southwest 90th Avenue, Palmetto Bay, FL 33157, of the County of Miami-Dade, State of Florida, Grantor, to George Jackson Morris and Maria Morris, husband and wife, as tenants by the entirety, whose post office address is 18725 Southwest 256th Street, Homestead, FL 33031, of the County of Miami-Dade, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 48, Block 969, Twenty Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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:

Holly Drilling
WITNESS 1 SIGNATURE
PRINT NAME: Holly Drilling

WITNESS 1 ADDRESS:
933 Suncrest Lane,
Englewood, FL 34223

Clara Murcia
WITNESS 2 SIGNATURE
PRINT NAME: Clara Magdalena Murcia

WITNESS 2 ADDRESS:
13242 Poener Pl.
Herndon, VA 20170

Llanquihue Investment, LLC, a Florida
Limited Liability Company

By: [Signature], Managing Member
David M. Valenzuela, Managing
Member

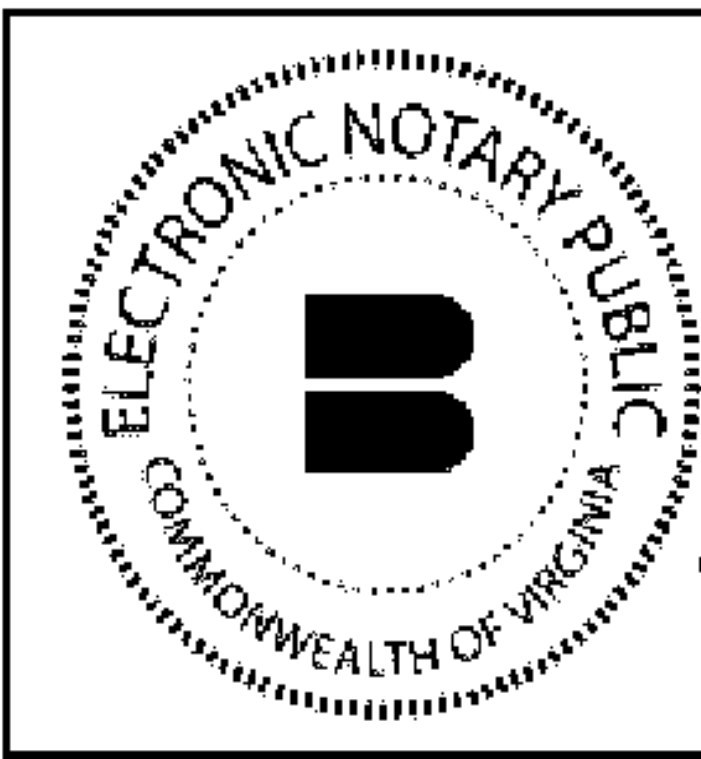
By: [Signature], Managing Member
Luis I. Rosselot, Managing Member

STATE OF Virginia
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 23 day of July, 2026, by David M. Valenzuela and Luis I. Rosselot, Managing Members of Llanquihue Investment, LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced Chile Passport as identification.

Clara Murcia
Signature of Notary Public
Clara Magdalena Murcia
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Clara Magdalena Murcia
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7709895
Commission Expires: 06/30/2030

(NOTARY SEAL)