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INSTRUMENT # 2026100900 3 PG(S)

7/24/2026 12:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524022

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260371

Doc Stamp-Deed: \$70.00

Page 1 of 3

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 22 day of July 2026, between Nucleo Volta Rosal Vega, a single person whose post office address is 222 Kinderkamack Road Apt # B, Oradell, New Jersey 07649 and Posido Vega, a married person whose post office address is 110 Founders Avenue, Apt 1503, Falls Church, VA 22046, grantor, and Trevor J. Masotti, a single man whose post office address is P.O. Box 20607, Sarasota, Florida 34276, grantee:

(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 2268, FORTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 19, Page 46, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1128226817

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 above written.
Signed, sealed and delivered in our presence:

Adil Ail
Witness ADILAIL APOA

Witness Name Printed
10 LINK DRIVE JEWISH HOME FAMILIES
ROCKLEIGH NJ 07047

Witness Address
7-1 P-1
Witness NOEL PERDON

Witness Name Printed
285 KINDERKA MACK RD
ORADELL, NJ 07649
Witness Address

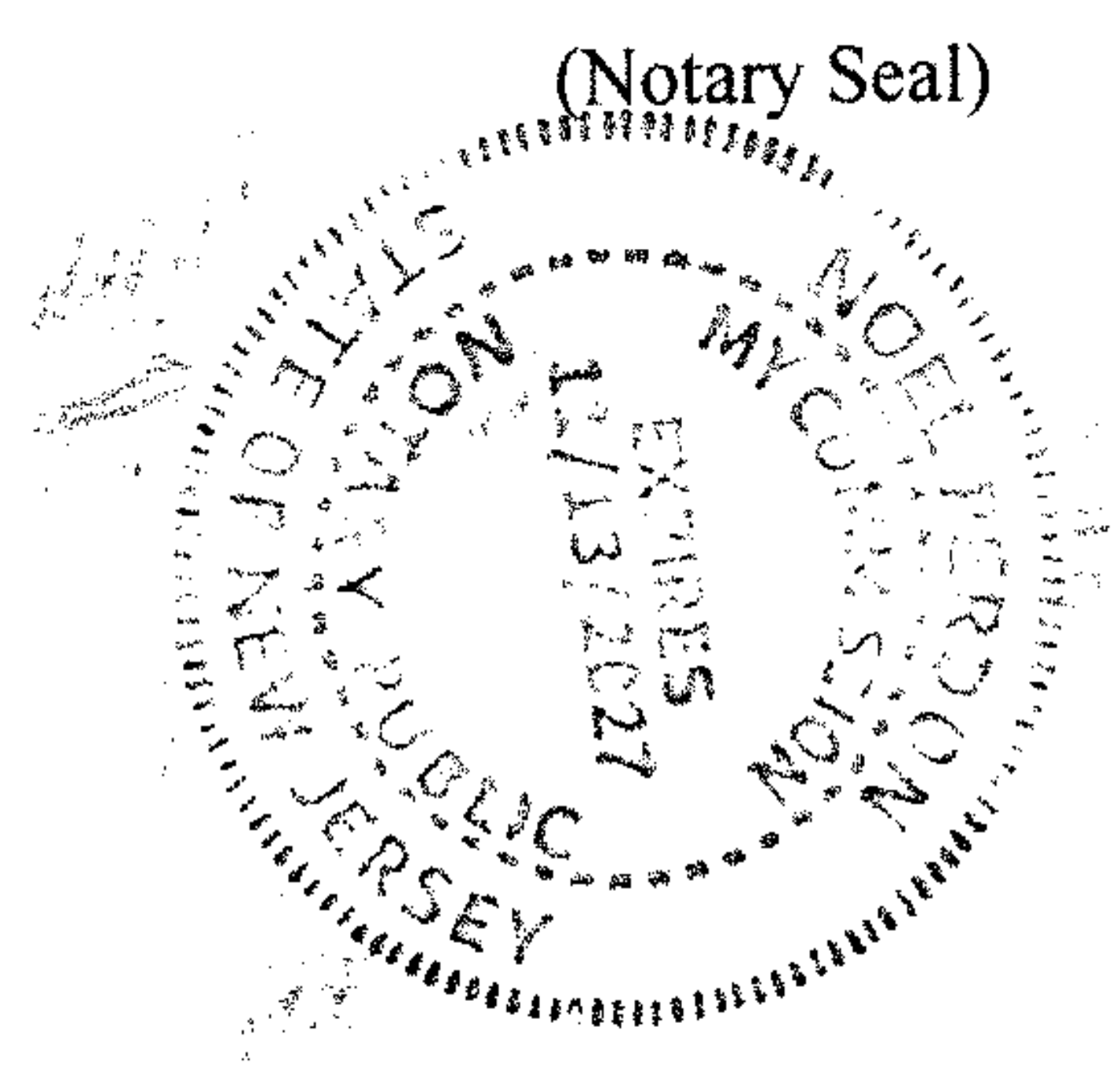
Nucleo Volta Rosal Vega
Nucleo Volta Rosal Vega

State of New Jersey
County of BERGEN

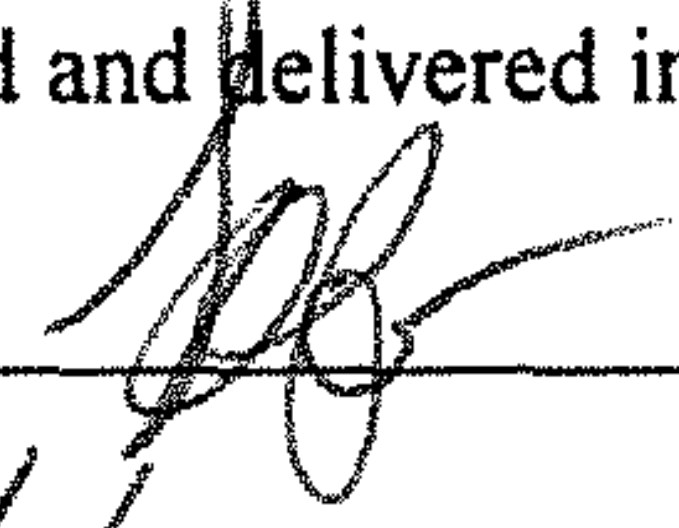
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 of July, 2026 by Nucleo Volta Rosal Vega, a single person, who ☐ is personally known or ☒ has produced a driver's license as identification.

Noel Perdon
Notary Public
Printed Name: _____
My Commission Expires: _____

NOEL PERDON Notary Public, State of New Jersey Comm. # 50071246 My Commission Expires 11/13/2027



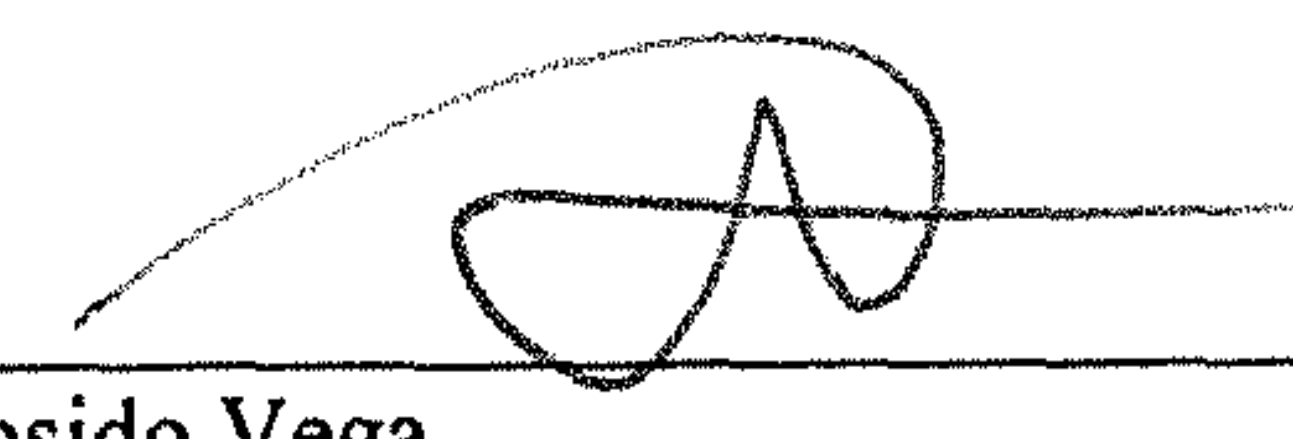
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



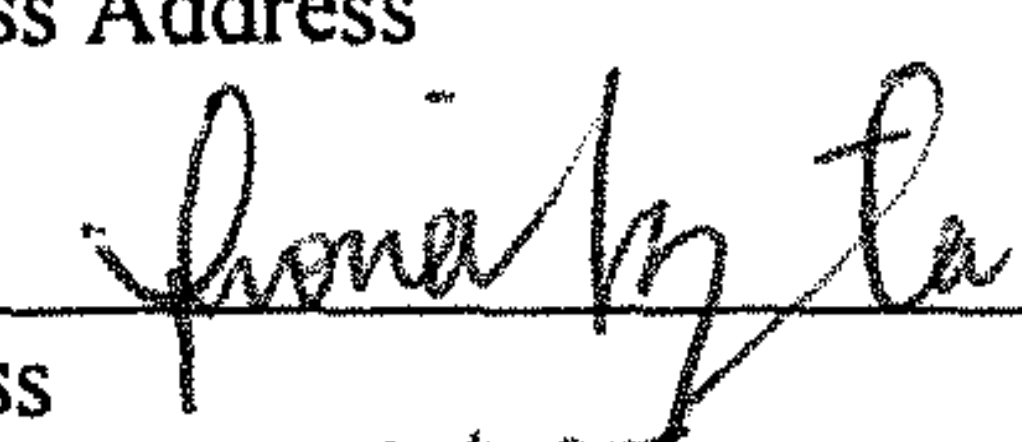
Witness
Sybil Lee

Witness Name Printed
820 FOLLY LN SE
VIENNA VA 22180

Witness Address



Posido Vega



Witness
FIONA LEVISTE

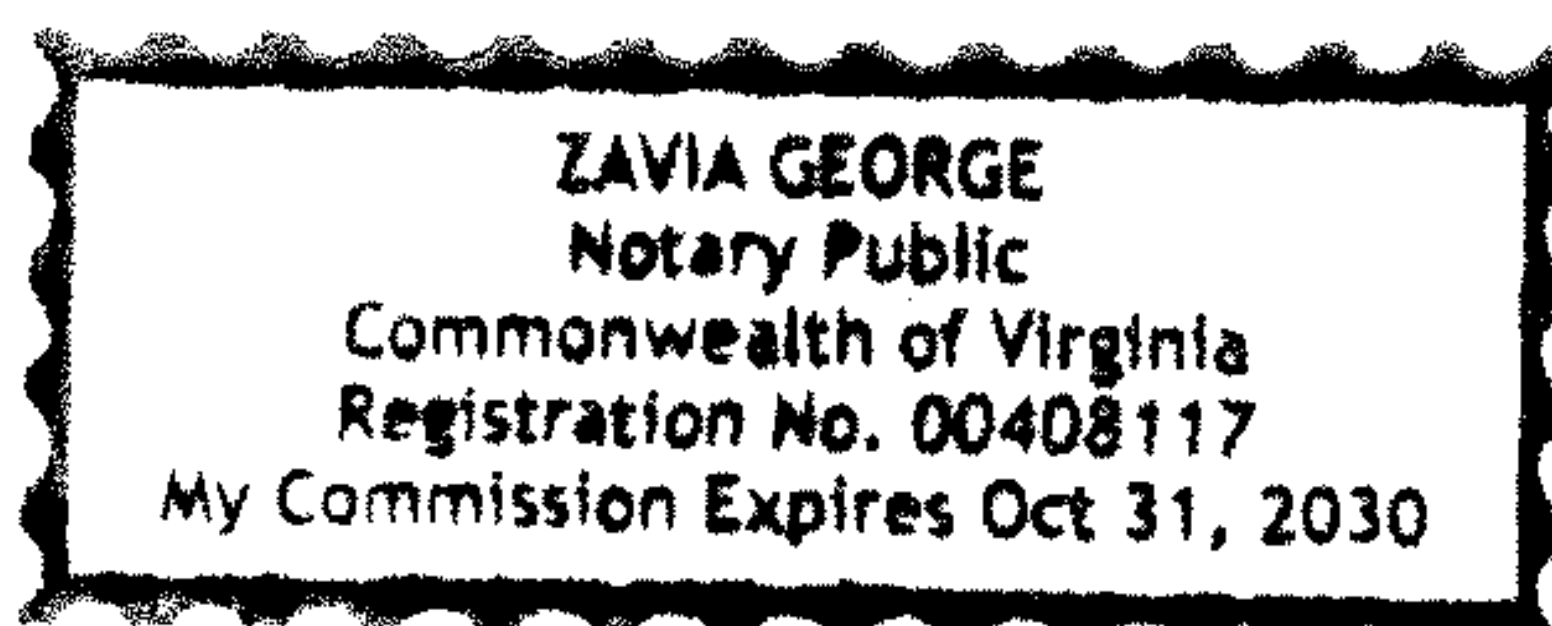
Witness Name Printed
820 FOLLY LN SE
VIENNA, VA 22180

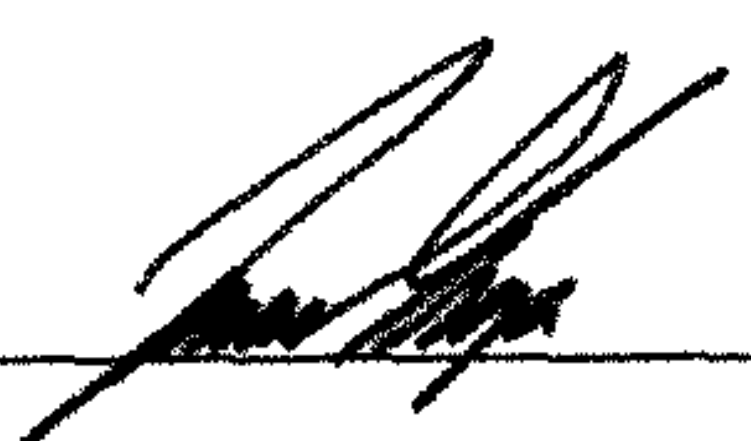
Witness Address

State of Virginia
County of Fairfax

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 22nd of July, 2026 by Posido Vega, a married person, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public
Printed Name: Zavia George
My Commission Expires: Oct 31, 2030