

7/24/2026 1:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524102

Doc Stamp-Deed: \$35.00

Prepared by and return to:

Joel D. Lyons

Lyons Title & Trust

27911 Crown Lake Boulevard

Ste. 102

Bonita Springs, FL 34135

(239) 444-5900

File No 26-4960-1

Parcel Identification No 1000-04-0481

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **23rd day of July, 2026**, between **Susan Jablonowski, a single woman**, and **Leah Van Welie, a married woman**, whose post office address is **1903 East Isles Road, Port Charlotte, FL 33953**, of the County of **Charlotte, Florida**, Grantors, to **Sergio Simas Graca**, whose post office address is **16518 San Nicola Place, Lakewood Ranch, FL 34211**, of the County of **Manatee, Florida**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 481, Block 2, Holiday Park, Unit Two, according to the plat thereof as recorded in Plat Book 20, pages 8, 8A through 8N, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 1903 East Isles Road, Port Charlotte, FL 33953.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

Susan Jablonowski
Susan Jablonowski

Leah Van Welie
Leah Van Welie

Cheryl King
WITNESS
PRINT NAME: Cheryl King

Sherry Paulk
WITNESS
PRINT NAME: Sherry Paulk

2559 N. Toledo Blade Blvd #3
North Port Florida 34289
WITNESS 1 ADDRESS

2559 N. Toledo Blade Blvd #3
North Port FL 34289
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026, by Susan Jablonowski, Leah Van Welie and, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Sherry Paulk
Signature of Notary Public



SHERRY IONA RAIL PAULK
Notary Public
State of Florida
Comm# HH316402
Expires 9/26/2026

Print, Type/Stamp Name of Notary

Document Prepared By:

Erika Lyvytska
Holiday Park Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Holiday Park, Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Approval of Sale/Transfer

This is to certify that the Board of Trustees of Holiday Park, Park and Recreation District, has approved the sale/transfer of Lot #481, Holiday Park Unit Two, according to the Plat thereof recorded in Plat Book 20, Pages 8, 8A through 8N, of the Public Records of Sarasota County, Florida:

Address Known as: 6838 Anapa Ct, North Port FL 34287

Seller: Susan Jablonowski, Leah Van Welie

Buyer: Sergio Simas Graca

Holiday Park Park and Recreation District

Date: 07/13/26

By: Erika Lyvytska

Print: Erika Lyvytska

Title: Bookkeeper

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 13th day of July 2026, by Erika Lyvytska, Bookkeeper, on behalf and with authority of the Board of Trustees of Holiday Park, Park and Recreation District, a Special Park and Recreation District created by the Laws of Florida. He/She (notary choose one) [☒] is personally known to me or [] has produced _____ as identification.

Vicky Lawrence
Signature of Notary Public



VICKY LAWRENCE
Commission # HH 492096
Expires February 24, 2028

Print name of Notary Public, affix seal, and state
Notary's commission number and expiration date