

7/24/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524181

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,946.00

File No: 026-07-4731

Parcel ID Number: 0987042531

WARRANTY DEED

This WARRANTY DEED, made July 24, 2026, by **BRELEE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 303 North River Road, Venice, FL 34293 (the "Grantor"), to **MAXWELL JAMES CHERBONNEAUX, III AND AMBER L. CHERBONNEAUX, HUSBAND AND WIFE**, whose address is 2209 De Vore Street, North Port, FL 34291 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 DOLLARS (\$278,000.00) and other valuable consideration, 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:

Lot 31, Block 425, Ninth Addition to Port Charlotte Subdivision, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 21, of the Public Records of Sarasota County, Florida.

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 part of homestead property.

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

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

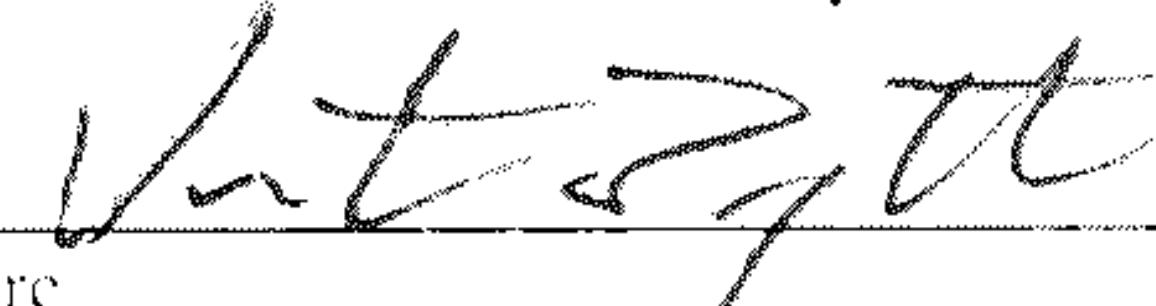
To Have and to Hold the same in fee simple forever.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

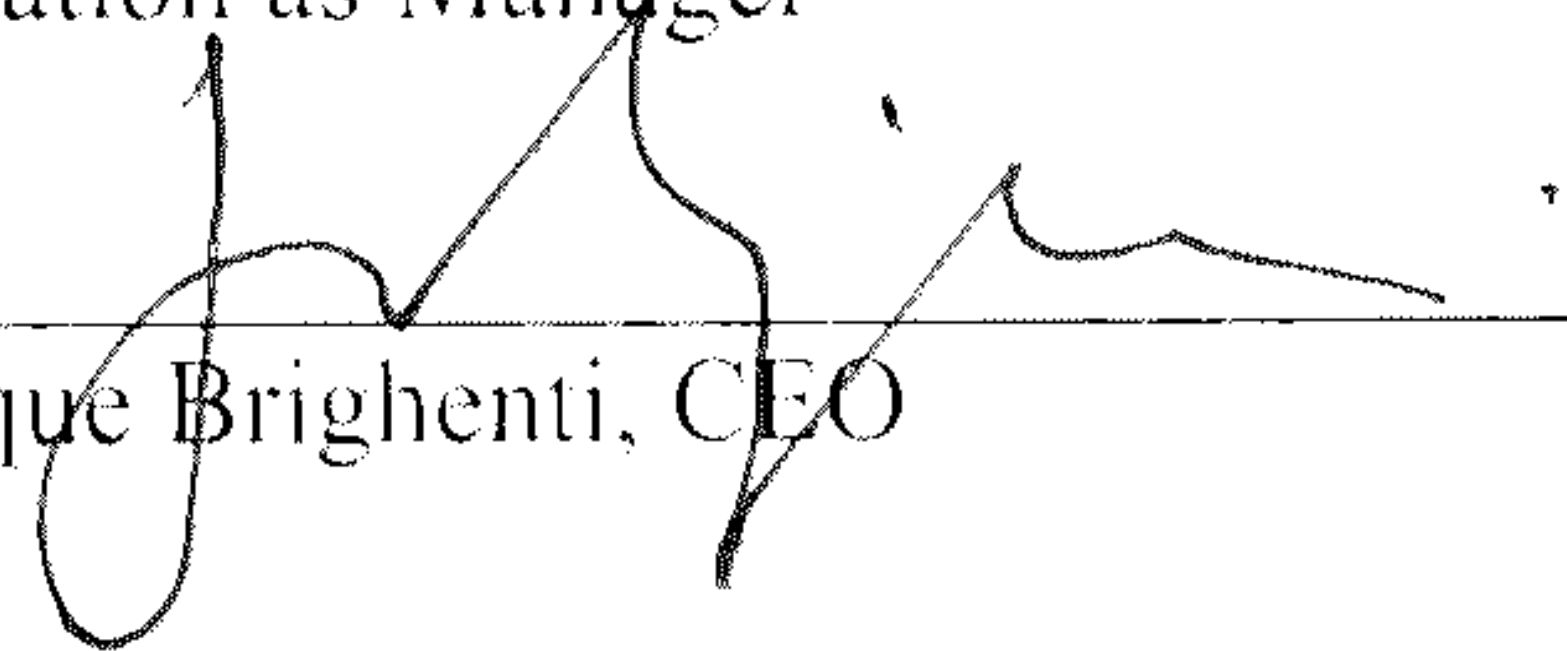
-SIGNATURES APPEAR ON NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

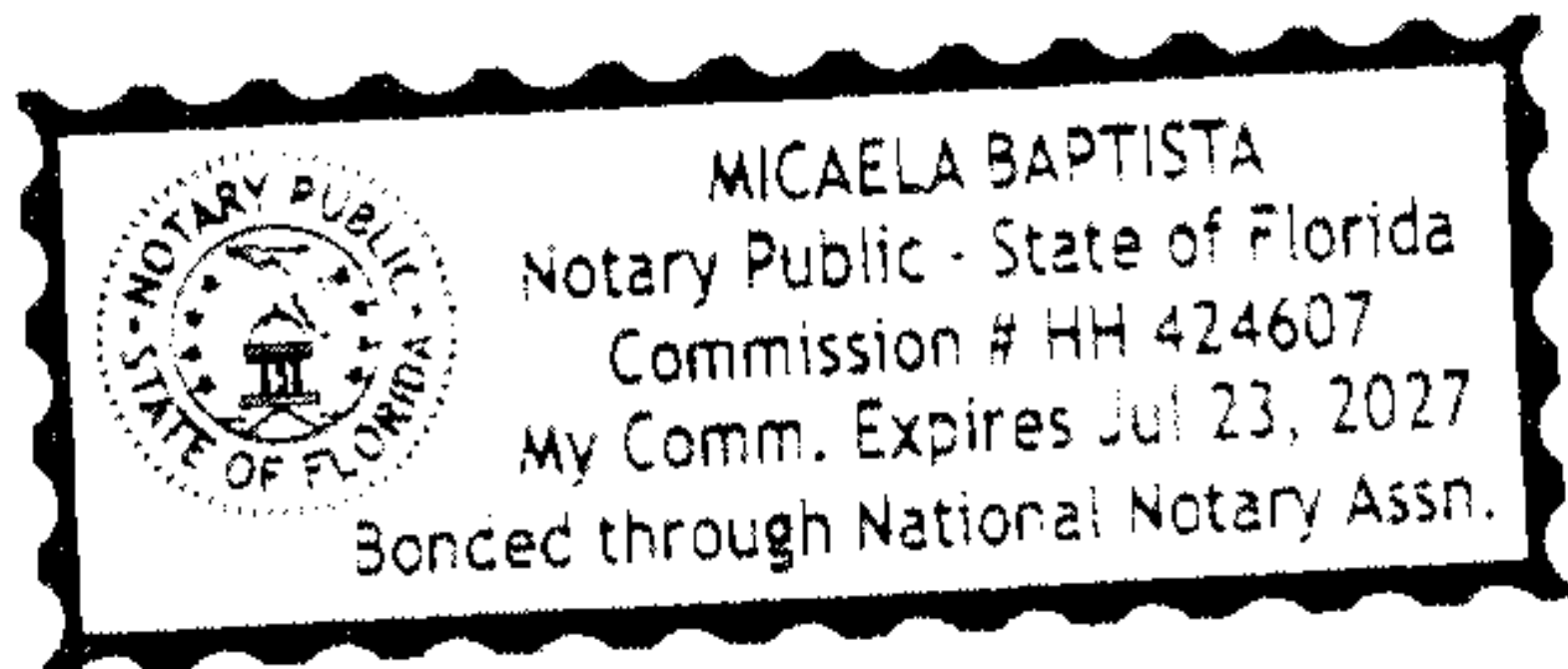

Signature
Witness Printed Name Micaela Baptista
Witness #1 Address 1710 Sterling Dr
Sarasota FL 34231

Signature
Witness Printed Name Victor Baptista
Witness #2 Address 1710 Sterling Dr
Sarasota FL 34231

Brelee Holdings LLC, a Florida Limited Liability Company, by Dauphine Holdings, Inc., a Florida Corporation as Manager

By: 
Jacque Brighenti, CEO

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 24th day of July, 2026, by Jacque Brighenti, CEO of Dauphine Holdings, Inc., a Florida Corporation as Manager of Brelee Holdings LLC, a Florida Limited Liability Company, who is/are ☐ personally known to me or who has/have ☒ produced FLDL as identification.




Notary Public
Print Name: Micaela Baptista
My Commission Expires: 7/23/27