

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110450 2 PG(S)

8/13/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3532233

After Recording Return to:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

Doc Stamp-Deed: \$2,401.00

This Instrument Prepared by:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0967-05-9809
File No.: 2980604

WARRANTY DEED

This Warranty Deed, Made the 12 day of August, 2026, by Todd Remonda, a married man, whose post office address is: 812 SE 33rd Ter, Cape Coral, FL 33904, hereinafter called the "Grantor", to Jackelyn Yolany Martinez, a single woman and Michael Estef Albarran Mercado, a single man, as joint tenants with right of survivorship, whose post office address is: 3162 Irma Street, North Port, FL 34291, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Three Hundred Forty Three Thousand Dollars and No Cents (\$343,000.00) 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:

Lot 9, Block 598, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page 6, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

[Signature]
Todd Remonda

Witness 1 Printed Name and Post Office Address:

Jennifer Haniszewski
4049 Del Prado Blvd S
Cape Coral FL 33904
[Signature]

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

815 SE 33rd Terrace
Cape Coral, FL 33904
Rebecca Hundinger

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026 by Todd Remonda, a married man, who has produced FLDL as identification.

[Signature]
Notary Public Signature

Printed Name: Jennifer Haniszewski

My Commission Expires: 8/18/2026
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

