

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111102 2 PG(S)**

8/14/2026 12:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532803

Prepared by and return to:

HB Title, Inc.

Kimberly A DiPenta

2285 W. Eau Gallie Blvd.

Melbourne, FL 32935

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Order No: 26-1627

Doc Stamp-Deed: \$129.50

General Warranty Deed

THIS GENERAL WARRANTY DEED, made this 14th day of August, 2026
Between **Michael P. Cabana and Amanda M. Cabana, husband and wife**, whose primary address is: 3226 Iroquois Avenue,
North Port, FL 34288 herein called the grantor, and **Holiday Builders, Inc., a Florida Corporation**, whose post office
address is 2293 West Eau Gallie Boulevard, Melbourne, FL 32935 , hereinafter called the grantee:

*(Wherever 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)*

W I T N E S S E T H: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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, State of Florida, viz.:

Lot 2, Block 1591, Thirty-Second Addition to Port Charlotte Subdivision, according to the map or plat thereof as
recorded in Plat Book 15, Page 16, Public Records of Sarasota County, Florida.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that
neither the Grantor(s) or any members of the household of Grantor(s) resides thereon.**

SUBJECT TO taxes for the current year, easements, restrictions and reservations of record, if any.

Parcel Identification Number: 1137-15-9102

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 covenant 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, and hereby warrant 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, 2026.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa Sawmiller
Witness #1 Signature

Melissa Sawmiller
Witness #1 Printed Name

Witness # 1 Address:

1417 Kottenborn Rd
North Port FL 34288

Michael P. Cabana
Michael P. Cabana

Amanda M. Cabana
Amanda M. Cabana

S Sawmiller
Witness #2 Signature

Shane Sawmiller
Witness #2 Printed Name

Witness # 2 Address:

1417 Kottenborn Rd
North Port FL 34288

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by Michael P. Cabana and Amanda M. Cabana, ☒ who is/are personally known to me or ☐ who has/have produced Drivers License as identification.

Melissa Sawmiller
Signature of Notary Public

Melissa Sawmiller
Print, Type/Stamp Name of Notary

