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INSTRUMENT # 2026112090 2 PG(S)

8/17/2026 4:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533691



Prepared by and Return to:  
Jeannie Stambaugh, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$210.00

File No.: 268089.2-95

**WARRANTY DEED**

This indenture made on **August 14, 2026** by **Lupabreu US LLC, a Florida limited liability company**, whose address is: 1399 Resolute St, Celebration, FL 34747 hereinafter called the "grantor", to **Michael G. Strnad and Ewelina M. Strnad, husband and wife**, whose address is: 27w078 Chestnut Ln, Winfield, IL 60190, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, 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, Florida**, to-wit:

**Lots 32 and 33, Block 1227, TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 11, 11A through 11M, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0952122732

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

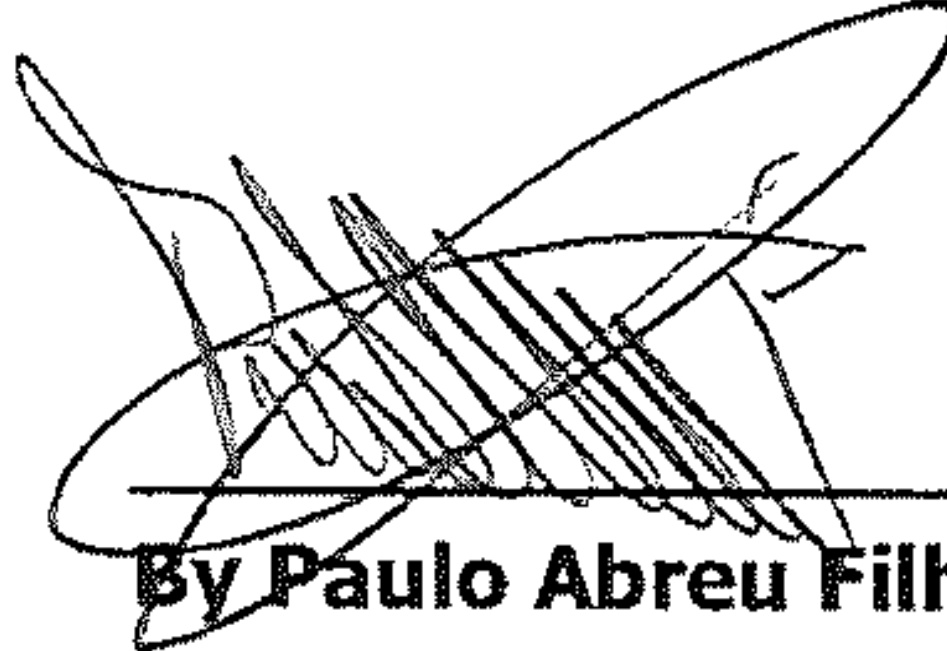
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Lupabreu US LLC, a Florida limited liability company

  
By Paulo Abreu Filho, Managing Member

Signed, sealed and delivered in our presence:

  
1st Witness Signature

Print Name: LUCIANA PEDRO DE ABREU

Address: 1399 RESOLUTE ST.  
CELEBRATION, FL 34747

State of Florida

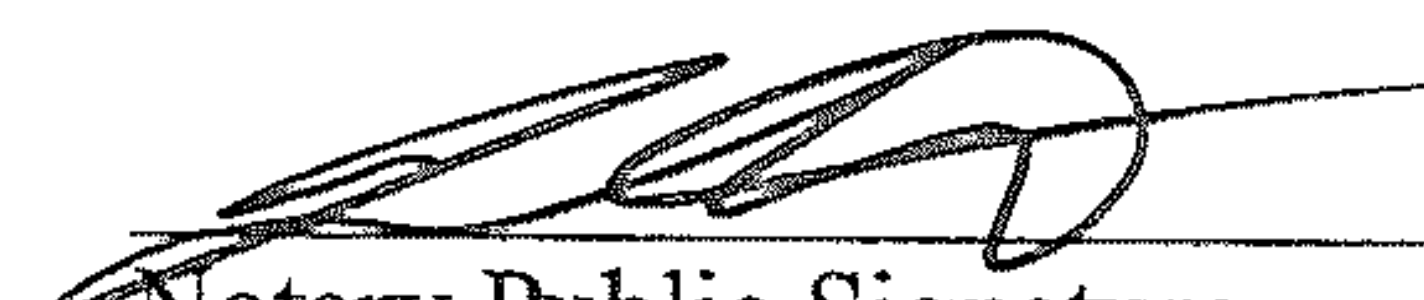
County of Osceola

  
2nd Witness Signature

Print Name: Joseph Ruscette

Address: 52 Ritz Road  
Lehman, FL 33447

The Foregoing Instrument Was Acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization on 08/11/2026, by **Paulo Abreu Filho, Managing Member of Lupabreu US LLC, a Florida limited liability company**, who ( ☐ ) is/are personally known to me or who ( ☒ ) produced a valid drivers license as identification.

  
Notary Public Signature  
Printed Name: Erik Ruscette  
My Commission Expires: 07/31/2029

(NOTARY SEAL)

