

8/21/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535802



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

Doc Stamp-Deed: \$77.00

File No.: 268902-95

WARRANTY DEED

This indenture made on **August 21, 2026** by **Efrain Maradiaga Lopez, a married man**, whose address is: Boulevard Moazan, Barrio Guadalupe Costado Oeste Iglesia La Guadalupe, Casa #130 Tegucigalpa, Honduras hereinafter called the "grantor", to **Kelvin S. Fernandez and Janet L. Fernandez, husband and wife**, whose address is: 8767 Lisa Blvd, North Port, FL 34288, 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:

Lot 7, Block 2367, Forty - Eighth Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1152236707

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.

Efrain Maradiaga Lopez
Efrain Maradiaga Lopez

Signed, sealed and delivered in our presence:

Vicmarie Grant

1st Witness Signature

Print Name: Vicmarie Grant

Address: 992 Tamiami Trl, Unit G,
Port Charlotte FL33953

State of Virginia

County of Prince George

2nd Witness Signature

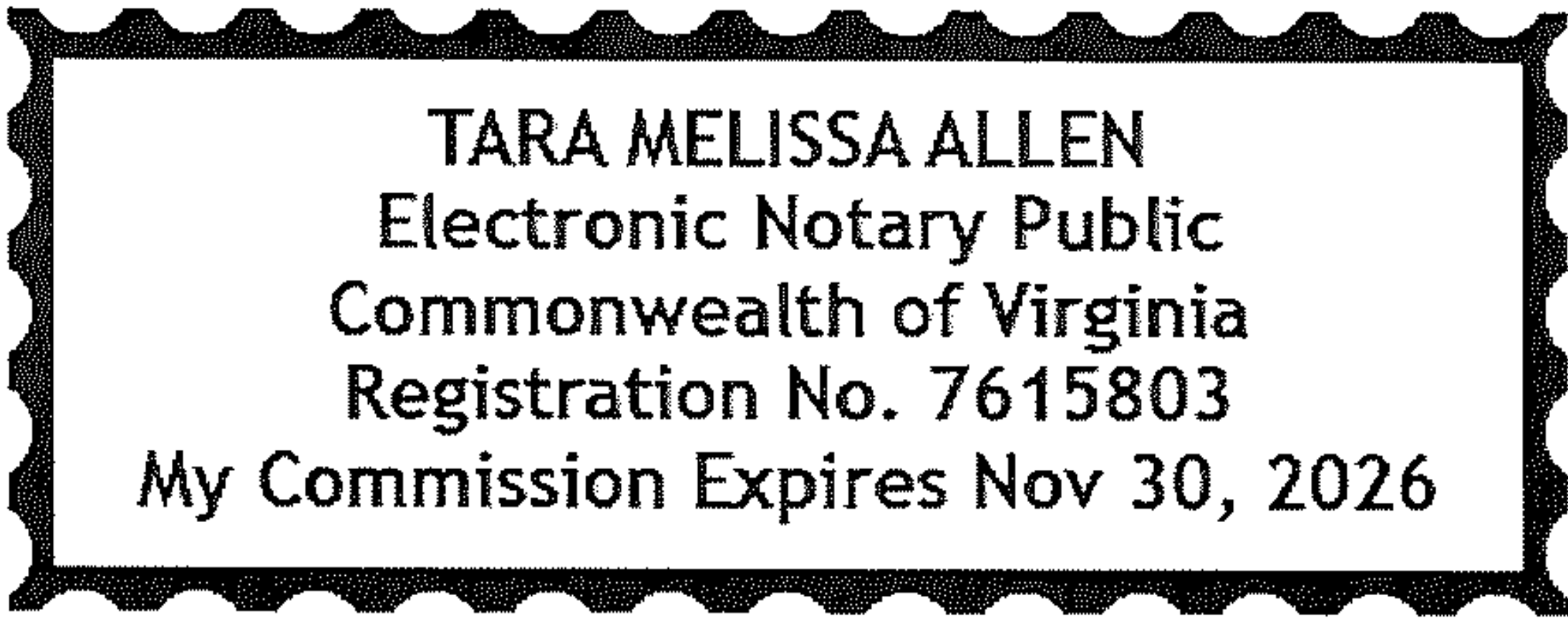
Print Name: Tara Melissa Allen

Address: 8125 Quail Hill LN
Prince George VA 23875

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 20th of August, 2026, by **Efrain Maradiaga Lopez**, who () is/are personally known to me or who (✓) produced a valid passport as identification.

Tara Melissa Allen
Notary Public Signature
Printed Name: Tara Melissa Allen
My Commission Expires: 11/30/2026

(NOTARY SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.