

8/25/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536897

Doc Stamp-Deed: \$35.00

Prepared by and Return to:
Tracy Toth
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

File No.: PG-2026-3429
Parcel ID Number: 0982041914

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of August, 2026 between **Evelina Mendoza Mabagos and Jose G. Mabagos, wife and husband**, whose post office address is **6814 Narrows Avenue, Brooklyn, NY 11220**, of the County of Kings, State of New York, Grantors, to **Esther Fabre and Osly Sybrun, wife and husband, as joint tenants with right of survivorship**, whose post office address is **1014 State Avenue, Lehigh Acres, FL 33972**, of the County of Lee, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 14, in Block 419, of 9th Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 12, at Page 21A through 21S, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maureen Calabrese

WITNESS 1 SIGNATURE

PRINT NAME: Maureen Calabrese

Evelina Mendoza Mabagos

Evelina Mendoza Mabagos

Jose G. Mabagos

Jose G. Mabagos

WITNESS 1 ADDRESS:

7501 3rd Ave
Brooklyn NY 11209

Wilma Kampitan

WITNESS 2 SIGNATURE

PRINT NAME: Wilma Kampitan

WITNESS 2 ADDRESS:

539 81st
Brooklyn, NY 11209

STATE OF N.Y.

COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2026, by Evelina Mendoza Mabagos and Jose G Mabagos, ☒ who is/are personally known to me or ☒ who has/have produced N.Y.S.D.C. as identification.

Maureen Calabrese

Signature of Notary Public

Maureen Calabrese

Print, Type/Stamp Name of Notary

MAUREEN CALABRESE
Notary Public, State of New York
No. 01CA6103064
Qualified in Kings County
Commission Expires Dec.15, 2027

(NOTARY SEAL)