

8/28/2026 12:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538451

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$2,184.00

File No.: PC-2026-6317
Parcel ID Number: 1007-02-5628

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **28th day of August, 2026** between **Rising Investments, Inc., a Florida Corporation**, whose post office address is **1121 West Price Boulevard, #2116, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantor, to **Victor Santos, III and Melanie B. Santos, husband and wife**, whose post office address is **1289 Marjorie lane, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 28, Block 256, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 19A through 19N, 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

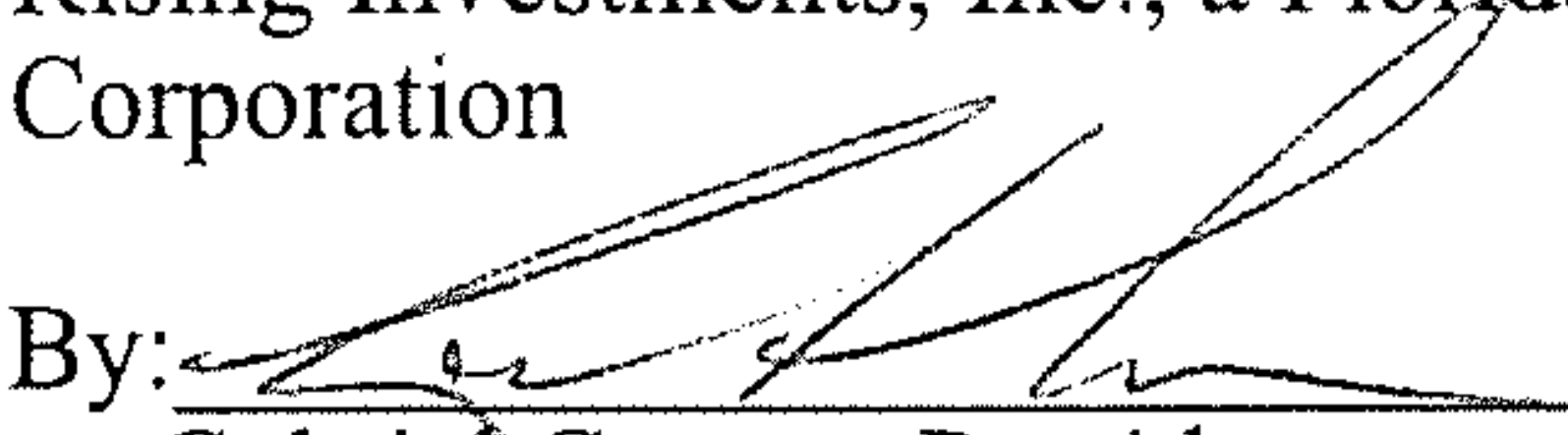
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Jessica Perrault
WITNESS 1 ADDRESS:
18316 Murdock Circle, Unit 106
Port Charlotte, FL. 33948

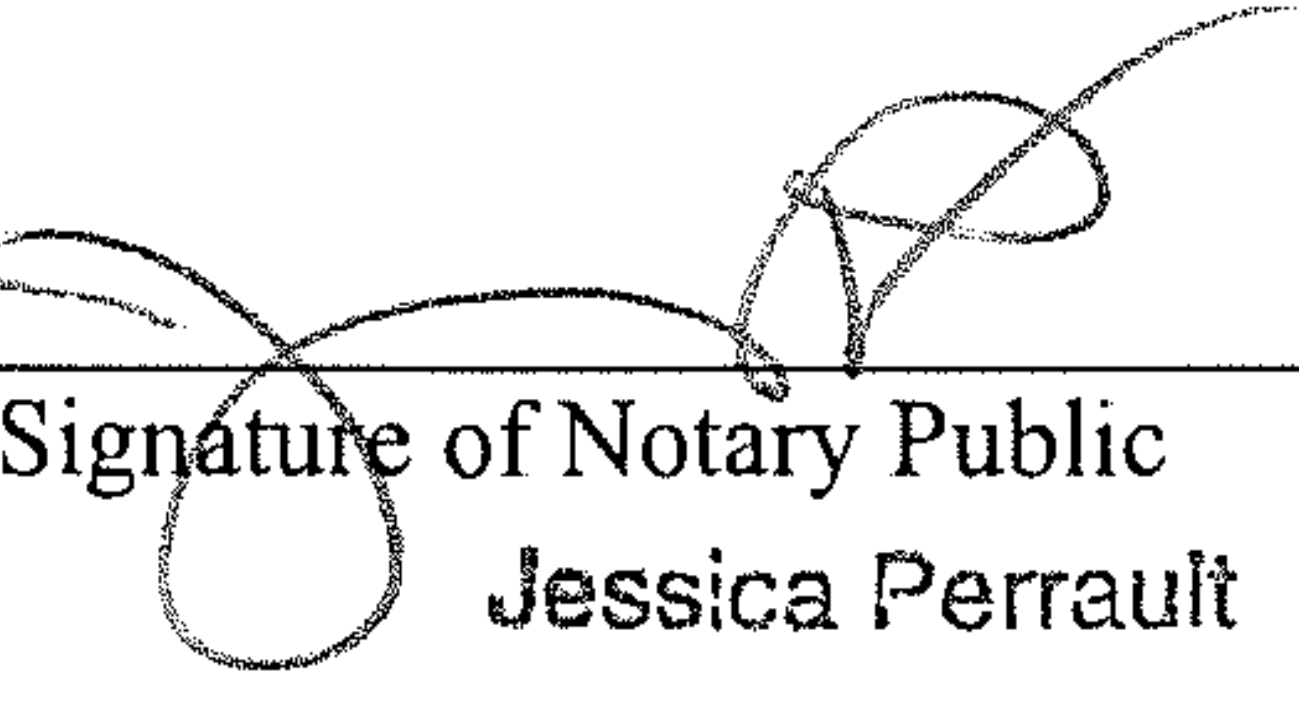

WITNESS 2 SIGNATURE
PRINT NAME: Paula LeBere
WITNESS 2 ADDRESS:
18316 Murdock Circle, Unit 106
Port Charlotte, FL. 33948

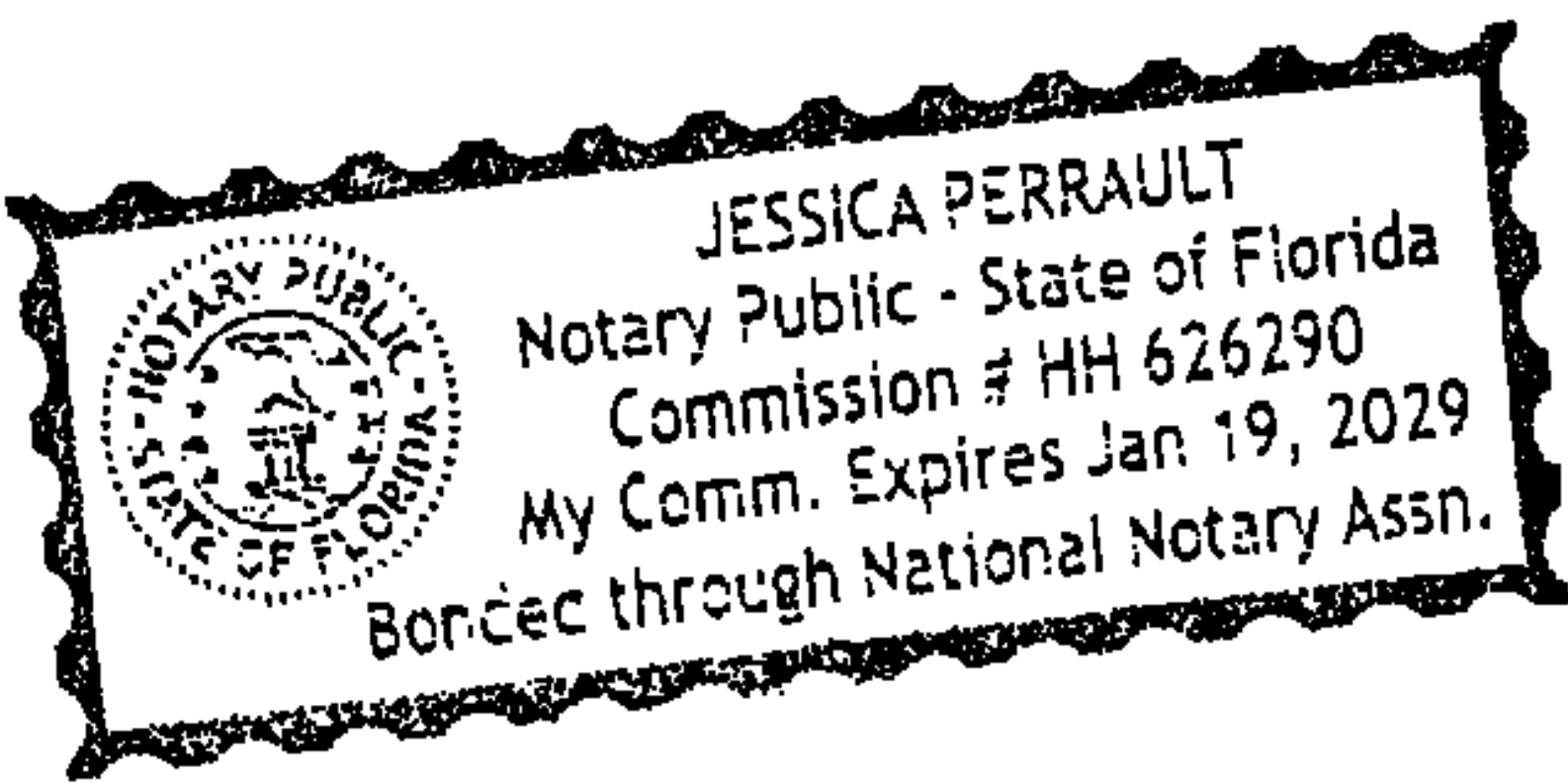
Rising Investments, Inc., a Florida Corporation

By: 
Gabriel Cernea, President

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of August, 2026, by Gabriel Cernea, President of Rising Investments, Inc., a FL Corporation, on behalf of the corporation, ☒ who is/are personally known to me or ☒ who has/have produced _____ as identification.


Signature of Notary Public
Jessica Perrault
Print, Type/Stamp Name of Notary



(NOTARY SEAL)