

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117793 2 PG(S)

8/28/2026 2:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3538619

Prepared by and when recorded return to:

JENNIFER A. MARQUES
JENNIFER A MARQUES. P.A.
1313 Ponce de Leon Blvd., Ste. 301
Coral Gables, Florida 33134

Property Appraiser's Parcel Identification
No. 1136-07-7107

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on August 27, 2026, between **MAGDA MARRERO**, a single person (hereinafter referred to as "Grantor"), who resides at 551 SW 121 Avenue, Miami, Miami-Dade County, Florida 33184, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MAGDA MARRERO, Trustee of the MAGDA MARRERO REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 551 SW 121 AVENUE, MIAMI, FLORIDA 33184, and such trust having been established under that certain revocable trust agreement dated August 27, 2026, by MAGDA MARRERO, as grantor and as trustee. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

LOT 7, BLOCK 771, 12TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 8 AND 8 THROUGH 8V, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

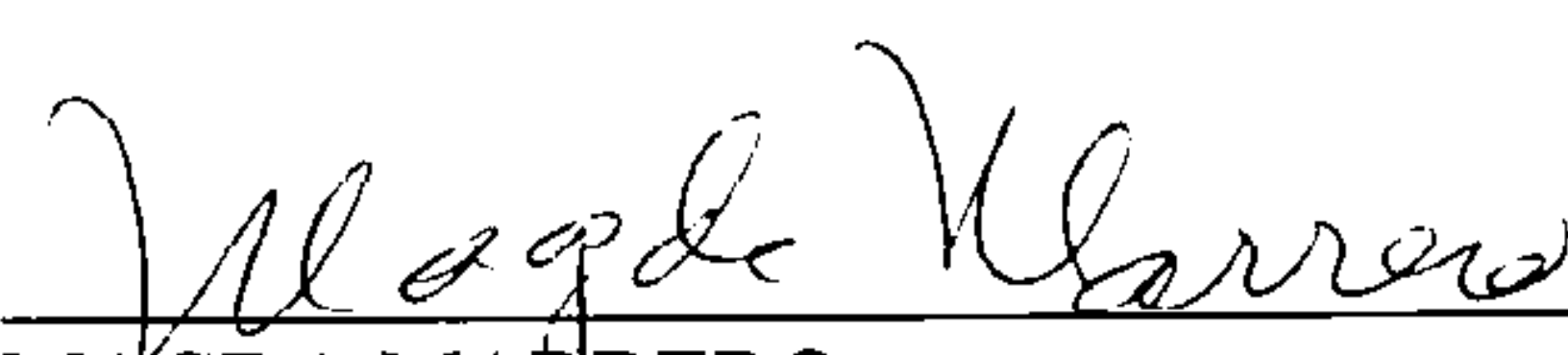
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and



year first above written.

**Signed, Sealed and Delivered
in presence of**


JENNIFER A. MARQUES


MAGDA MARRERO

436 ZAMORA AVENUE, CORAL
GABLES, FL 33134


RITA M. DUENAS

1313 PONCE DE LEON BLVD., #301,
CORAL GABLES, FL 33134

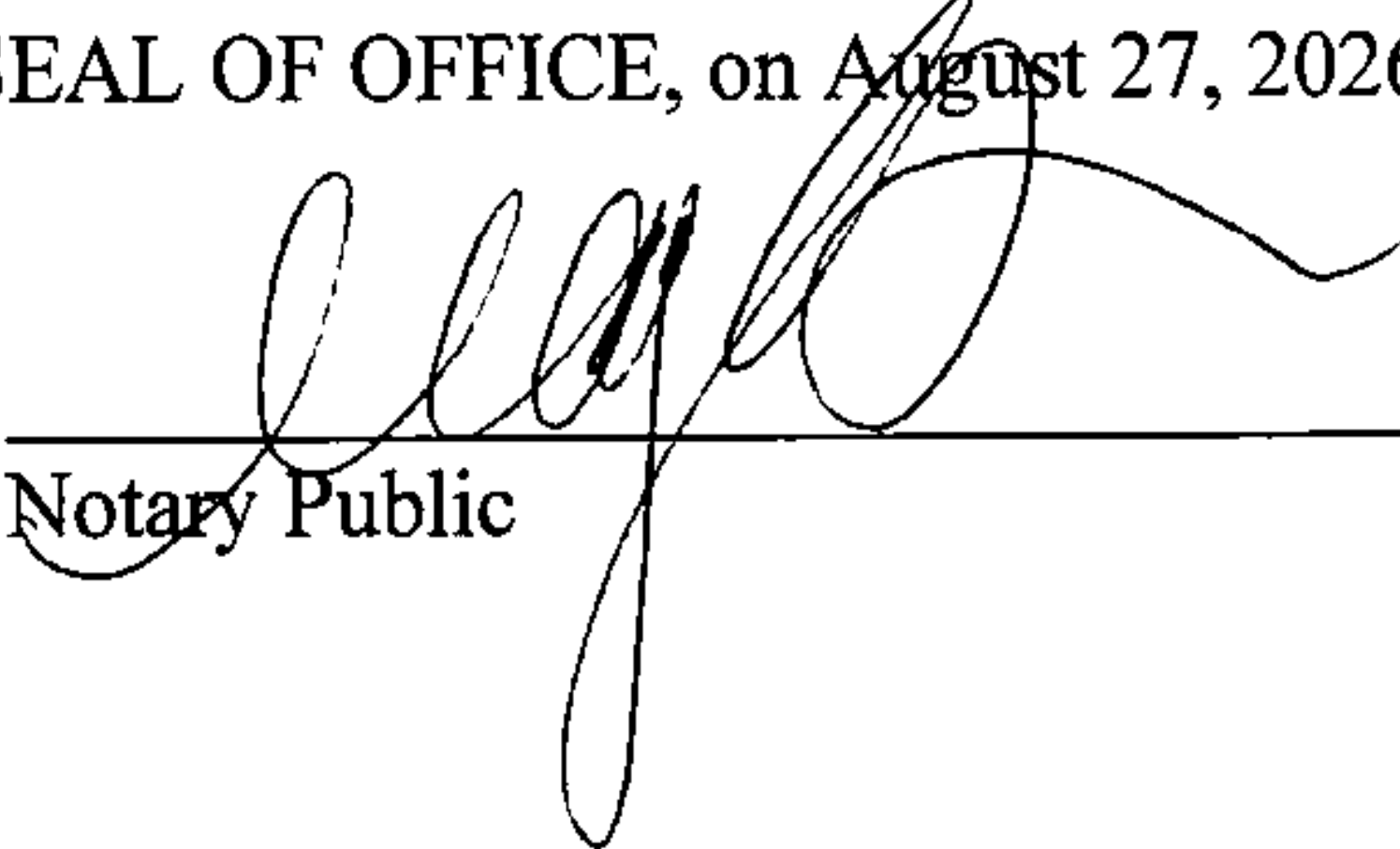
STATE OF FLORIDA §
 §
COUNTY OF MIAMI-DADE §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by MAGDA MARRERO, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on August 27, 2026.



TRACY ANN SIRES
Commission # HH 835571
Expires September 5, 2027


Notary Public

