

8/28/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538709

This instrument prepared by & return to:
JUAN J. PILES, ESQUIRE
4905 Chiquita Boulevard South, Suite 103
Cape Coral, FL 33914
Telephone: 239-443-5900

Doc Stamp-Deed: \$129.50

Consideration: \$18,500.00

Warranty Deed

Made this 27th day of August, 2026, by

MARIA ROSA CAMINO, A MARRIED PERSON, whose post office address is 2045 Pompeii Court, Miami, FL 33189, hereinafter called the Grantor, to:

CACAO HOUSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 4851 West Hillsboro Boulevard, Suite A3, Coconut Creek, FL 33073, hereinafter called the Grantee,

(Whenever used herein the term “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of EIGHTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$18,500.00), 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 situated in **SARASOTA** County, Florida, viz:

Lot 47, Block 132, 8th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 12, Pages 20, 20A through 20Z, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0988013247

Grantor warrants that the subject property is not now and has never been the homestead of the Grantor, the Grantor’s spouse, or any member of their immediate family, nor is it contiguous to or a part of homestead property. The subject property is VACANT LAND.

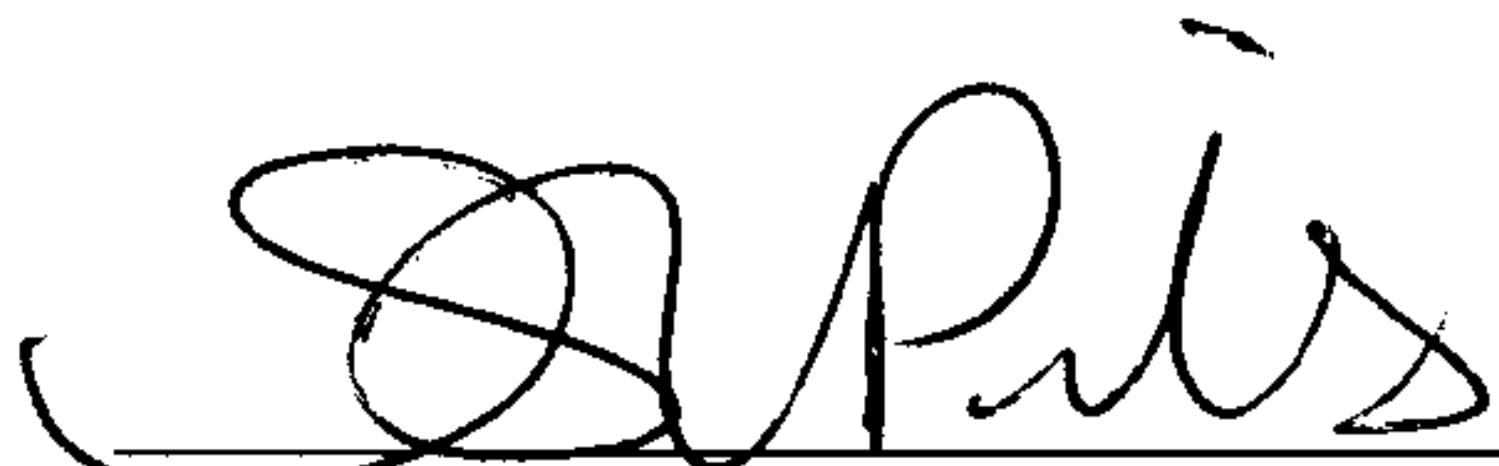
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

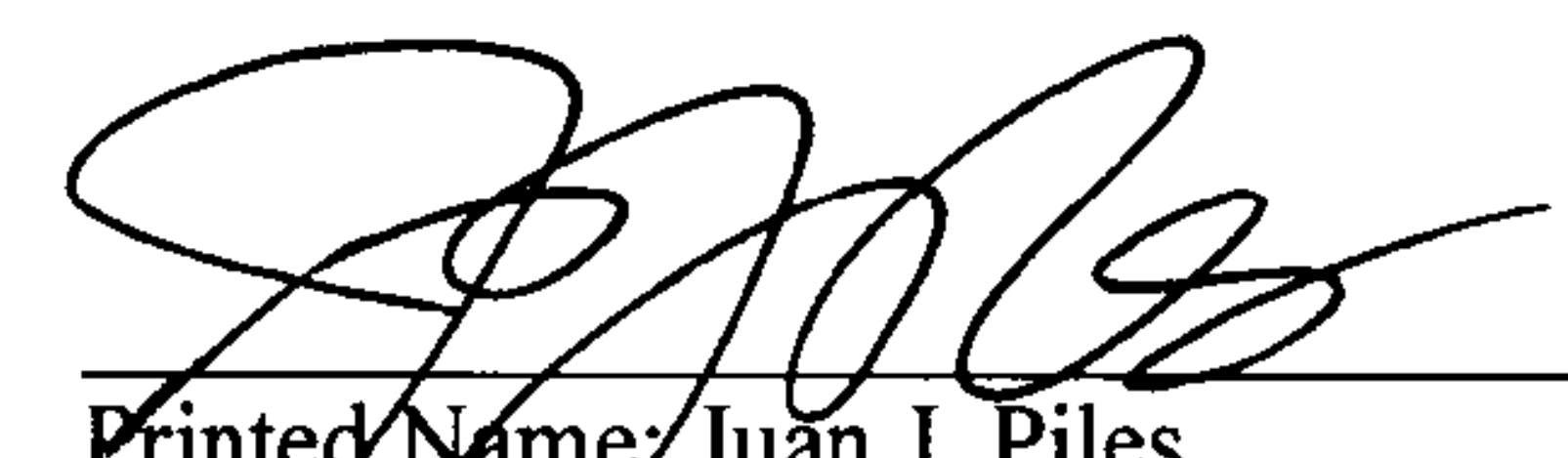
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:


Printed Name: Jesenia V. Piles
4905 Chiquita Boulevard South, Suite 103
Cape Coral, Florida 33914


Maria Rosa Camino


Printed Name: Juan J. Piles
4905 Chiquita Boulevard South, Suite 103
Cape Coral, Florida 33914

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of August, 2026, by **Maria Rosa Camino**, who has produced a Peruvian Passport as identification.


Signature of Notary Public
Printed Name: Jesenia V. Piles
My Commission Expires: 03/27/2029



JESENIA V. PILES
Commission # HH 617593
Expires March 27, 2029