

8/31/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539074

Prepared by and return to:

Mario Ayalde

ONE CONQUEST TITLE & ESCROW LLC

15800 Pines Blvd, Suite 205

Pembroke Pines, FL 33027

Doc Stamp-Deed: \$0.70

Parcel Number: 0985023204

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Warranty Deed

This Warranty Deed is made this 28 day of August, 2026 between **WAR XG VENTURES CORP, a British Virgin Islands Corporation** whose post office address is **0 Zuyder Ter, North Port FL 34286**, grantor, and **HZ HOME BUILDERS LLC, a Florida Limited Liability Company** whose post office address is **8760 SW 133 Ave Apt 311 Bldg. 11, Miami FL 33183**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 4, Block 232, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida

Parcel Number: 0985023204

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 **12/31/2025**.

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

Signed, sealed and delivered in our presence: **GRANTOR:**

Cynthia Carter
Witness
Printed Name: Cynthia Carter
P.O. Address: 812 Jefferson Ave
Rahway, NJ 07065

WAR XG VENTURES CORP, a British Virgin Islands Corporation

By: [Signature]
ANDRES XAVIER GUERRA MENDOZA,
Director

Marsia Del Mar Urdaneta
Witness
Printed Name: Marsia Del Mar Urdaneta
P.O. Address:
9273 Travellers Ct. New Market VA 22844

State of Virginia
County of Shenandoah

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28 day of August, 2026 by **ANDRES XAVIER GUERRA MENDOZA, Director of WAR XG VENTURES CORP, a British Virgin Islands Corporation** who ☐ is personally known or ☒ has produced a passport identification.

Notarized online using audio-video communication technology



Marsia Del Mar Urdaneta
Notary Public
Print Name: Marsia Del Mar Urdaneta