

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119253 2 PG(S)

9/1/2026 1:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539841

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,302.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0086-06-0030
File No.: 2997213

WARRANTY DEED

This Warranty Deed, Made the 28 day of August, 2026, by Nelson Artemio Vedia and Daniela Rodriguez, husband and wife, whose post office address is: 1965 Champion Cir, Virginia Beach, VA 23456, hereinafter called the "Grantor" to Nelson Vedia LLC, a Virginia limited liability company, whose post office address is: 1965 Champion Cir,
Virginia Beach, VA 23456 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** 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 situate in **Sarasota** County, Florida, to wit:

Lot 179, Phillippi Gardens, Unit No. 7, as Per Plat thereof recorded in Plat Book 16, Page 35, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Crica Harrison
Witness 1 Signature

Nelson Artemio Vedia
Nelson Artemio Vedia

Witness 1 Printed Name and Post Office Address:

Crica Harrison
2261 Jolliff Landing
Parkway Chesapeake, VA 23321

Daniela Rodriguez
Daniela Rodriguez

Robert Harrison
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

2261 Jolliff Landing
Robert Harrison
Chesapeake, VA 23321

State of Virginia
County of Virginia Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Aug, 2026 by Nelson Artemio Vedia and Daniela Rodriguez, husband and wife, who has produced DL as identification.

Robert G. Harrison Jr.
Notary Public Signature

My Commission Expires: 3/31/28
(SEAL)

Printed Name: Robert G. Harrison Jr.

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

