

Consideration: \$ 269,000.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

9/1/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539849

Doc Stamp-Deed: \$1,883.00

File No VL-26-137

Parcel Identification No 1007252204

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WARRANTY DEED

This indenture made the 31st day of August, 2026 by and between MARGARET BETH PARQUETTE, A/K/A M. BETH PARQUETTE, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE BUBBA TRUST FOR MARGARET BETH PARQUETTE, DATED AUGUST 16, 2024, whose post office address is 3737 El Jobean Road, Port Charlotte, FL 33953, (hereinafter "Grantor"), and ABEL RODRIGUEZ MONTANO, A SINGLE MAN, AND YAILEN GONZALES TAMAYO, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose post office address is 4673 Fernway Drive, North Port, FL 34288, (hereinafter "Grantee"):

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 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, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 4, BLOCK 2522, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 8, 8A THROUGH 8GG, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantors named herein affirm that they are the sole trustees of the trust, that the trust remains unamended and unmodified, is currently valid and in effect, and that they possess full authority to transfer the property to the Grantee.

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: [Signature]

PRINT NAME: Dorinda Wilkinson

WITNESS 1 ADDRESS: 871 Venera Bay
Blvd #234 Venice FL 34285

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: Jacob VanDuren

WITNESS 2 ADDRESS: 871 Venera Bay
Blvd #234 Venice FL 34285

Margaret Beth Parquette, a/k/a M. Beth Parquette, Individually
and as Trustee of The Bubba Trust for Margaret Beth
Parquette, dated August 16, 2024

By: [Signature]

Margaret Beth Parquette, a/k/a M. Beth
Parquette, Individually and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 25th
day of August, 2026, by Margaret Beth Parquette, a/k/a M. Beth Parquette, Individually and as Trustee of The Bubba Trust for
Margaret Beth Parquette, dated August 16, 2024, () who is/are personally known to me or (x) who has/have produced
FL DL as identification.

[Signature]
Signature of Notary Public

[Signature]
Print, Type/Stamp Name of Notary

