

9/2/2026 1:58 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3540442

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261221

Parcel ID: **1148-19-9314**

Florida Documentary Stamps in the amount of **\$186.20** have been paid hereon.

Doc Stamp-Deed: **\$186.20**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **2nd day of September, 2026** by

Antonio S. Pacheco, a married man,

whose post office address is 446 Adams Street, Fall River, MA 02720,

herein called the Grantor, to

Devin Opela,

whose post office address is 4543 Penny Circle, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWENTY SIX THOUSAND SIX HUNDRED AND 00/100 (**\$26,600.00**) 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, State of Florida, viz.:

Lot 14, Block 1993, 44th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, pages 33A through 33W, of the Public Records of Sarasota County, Florida.

This is not the homestead of the Grantor nor contiguous to the homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Amber Lecuyer
Signature

Amber Lecuyer
Printed Name

79 N Main St Fall River MA 02720
Full Address

Antonio S. Pacheco
Antonio S. Pacheco

Witness #2:

Amber Lecuyer #2
Signature

Amber Lecuyer #2
Printed Name

79 N Main St Fall River MA 02720
Full Address

STATE OF Massachusetts
COUNTY OF Bristol

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25 day of August, 2026, by Antonio S. Pacheco, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Amber Lecuyer
Signature of Notary Public

Amber Lecuyer
Print, Type/Stamp Name of Notary

