

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121430 3 PG(S)**

9/4/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541664

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$136.50

File No.: PC-2026-6335
Parcel ID Number: 1005-01-0428

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of September, 2026 between Alexander Zmoira, a married man, and Marta Zmoira aka Martha Zmoira, a married woman, whose post office address is 405 North Ocean Boulevard, Unit 1723, Pompano Beach, FL 33062, of the County of Broward, State of Florida, Grantors, to Yasiel Cabrera Cardenas, a married man, whose post office address is 4331 Marcella Terrace, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 28, Block 104, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 19, 19A through 19N, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE

Richard Beharry
PRINT NAME

The UPS Store #6416
2436 N. Federal Hwy.
ADDRESS Lighthouse Point, FL 33064
954.633.5444

[Signature]
Alexander Zmoira

[Signature]
WITNESS 2 SIGNATURE

Dassari Aguilera
PRINT NAME

The UPS Store #6416
2436 N. Federal Hwy.
ADDRESS Lighthouse Point, FL 33064
954.633.5444

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of Sept, 2026, by Alexander Zmoira, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public

Isabel Sanchez
Print, Type/Stamp Name of Notary



Isabel Sanchez
Comm.: HH 356925
Expires: February 1, 2027
Notary Public - State of Florida

Signed, sealed and delivered in our presence:

Kevin Chu
WITNESS 1 SIGNATURE
Kevin Chu
PRINT NAME
90 Paladino Ave APT 4G
ADDRESS
New York, NY 10035

Marta Zmoira
Marta Zmoira aka Martha Zmoira

[Signature]
WITNESS 2 SIGNATURE
Dorner Chen
PRINT NAME
2 Mott St NY, NY 10013
ADDRESS

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 31st day of August, 2026, by Marta Zmoira aka Martha Zmoira, (☐) who is/are personally known to me or (☒) who has/have produced New York State Drivers License as identification.

Kevin Chu
Signature of Notary Public

KEVIN CHU
NOTARY PUBLIC STATE OF NEW YORK
Print, Type/Stamp Name of Notary
Registration No. 01CH0004265
Qualified in New York County
Commission Expires March 28, 2027