

Prepared by  
Donna Bennington  
Gulf Breeze Title Of Sarasota, LLC  
7037 S Tamiami Trail Unit C  
Sarasota, FL 34231  
(941) 957-3500

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026127443 2 PG(S)

9/18/2026 1:32 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3546924

File No.: 22951

Doc Stamp-Deed: \$129.50

\$18,500.00

## **WARRANTY DEED**

This indenture made on September 18, 2026 A.D., by

**Valeriano M. Abril and Angeles P. Abril, husband and wife**

whose address is: **12736 Southwest 60th Lane, Miami, FL 33183**  
hereinafter called the "grantor", to

**JANINE NAVE**

whose address is: **3100 SHEBOYGAN AVE., North Port, FL 34286**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 25, Block 848, of NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0964084825**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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<sup>st</sup> of 2026.

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

Angeles Abril

Valeriano M Abril By Angeles Perez Abril, His  
Attorney-In-Fact

Angeles Abril

Angeles P Abril

Signed, sealed and delivered in our presence:

Cameron Nathan

Witness Signature

Print Name: Cameron Philip Nathan

Address: 12 SE 7th Street, Suite 820  
Ft Lauderdale, FL 33301

Madline Gilice

Witness Signature

Madline Gilice

Print Name:

Address: 12 SE 7th Street, Suite 820  
Ft Lauderdale, FL 33301

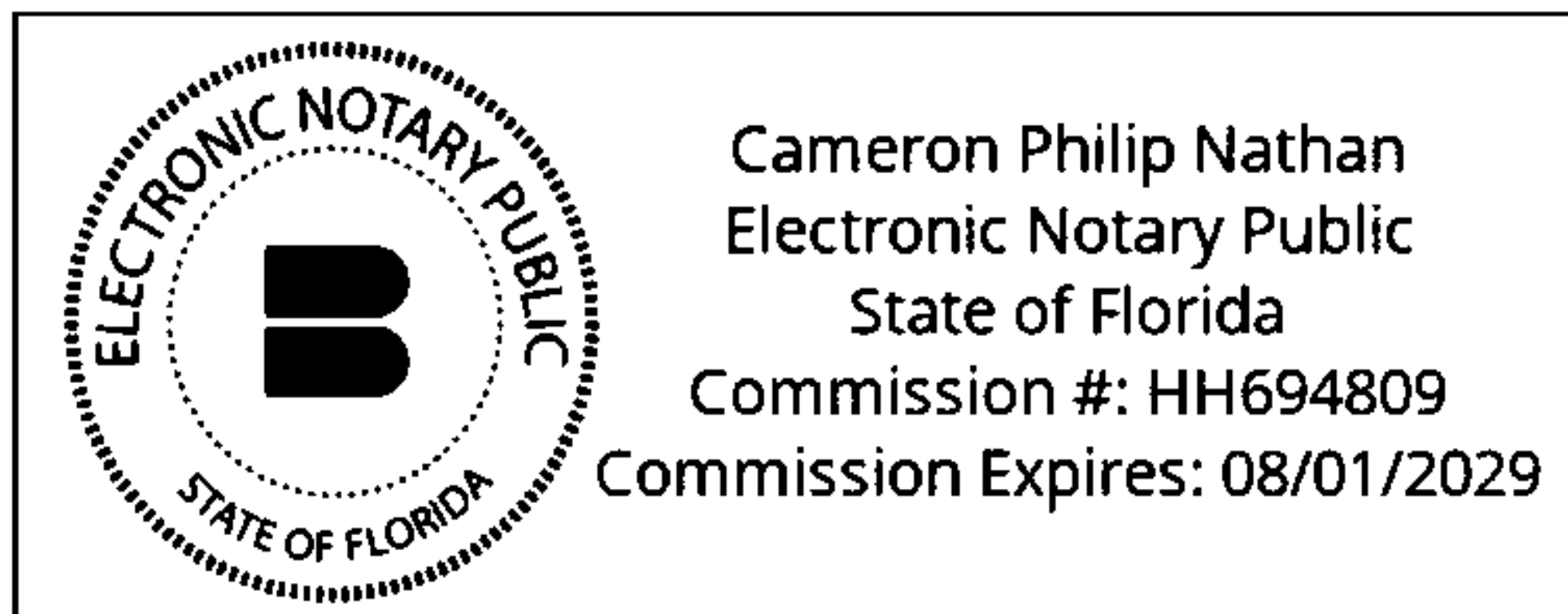
State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical  
presence or ☒ online notarization, this September 18, 2026, by **Valeriano M Abril**  
**By Angeles Perez Abril, His Attorney-In-Fact and Angeles P Abril** who are  
personally known to me or who have produced driver license as identification.

(Notary Seal)

Notarized online using audio-video communication technology



Notary Public

Cameron Nathan

My Commission

Expires:

08/01/2029