

9/18/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546990

Prepared by and Return to:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$119.00

File No.: PC-2026-6365
Parcel ID Number: 1140179010

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WARRANTY DEED

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

This indenture made the 14th day of September, 2026 between Ursulo de Las Alas and Agnes de Las Alas, a married couple, whose post office address is **18 Tormina Boulevard, Whitby, Ontario L1R 3B2, Canada**, Grantors, to **Sebastian Alexander Sanchez, a single man**, whose post office address is **3883 39th Ave NE, Naples, FL 34120**, of the County of Collier, 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 County, Florida, to-wit:

Lot 10, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, 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
PRINT NAME: Innocent Ebuzoeme

WITNESS 1 ADDRESS:
16 Jerseyville way Whitby

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Uche Anichebe

WITNESS 2 ADDRESS:
16 Jerseyville Way
Whitby Ontario L1M 0Z7

Province Ontario
STATE OF Ontario
COUNTY OF Durham

[Signature]
Ursulo de Las Alas
[Signature]
Agnes de Las Alas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of September, 2026, by Ursulo de Las Alas and Agnes de Las Alas, ☐ who is/are personally known to me or ☒ who has/have produced Ontario Photo Card as identification.

[Signature]
Signature of Notary Public

Uche Augustina Anichebe
Print, Type/Stamp Name of Notary

Uche Augustina Anichebe
Notary Public for Ontario
16 Jerseyville Way, Whitby, ON
416.357.2267

This document was executed before me, a
Notary Public in and for the Province of Ontario,
by Ursulo de las Alas & Agnes de las Alas & Innocent Ebuzoeme (NOTARY SEAL)
this 10 day of September, 2026
at Whitby, Ontario. I neither drafted
this document, nor did I review its contents.

