

9/22/2026 11:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547462

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: \$115.50

File No.: PC-2026-6373
Parcel ID Number: 0951-14-8212

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 21st day of September, 2026 between Raymond A. Dundee and Amelia C. Dundee, husband and wife, whose post office address is 87-50 204th Street, Apt. B28, Hollis, AK 11423, of the County of , State of Alaska, Grantors, to Rafael B. Saldivar, a married man, whose post office address is 1708 Sandy Court, Venice, FL 34293, 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 12, in Block 1482, of Thirtieth Addition to Port Charlotte Subdivision, according to Plat thereof, as recorded in Plat Book 15, at Page 14, 14A through 14Q, 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:

Avani Hargobind
WITNESS 1 SIGNATURE
PRINT NAME: AVANI HARGOBIND

WITNESS 1 ADDRESS:
20417 HILLSIDE AVE HOLLS NY 11423

Raymond A. Dundee
Raymond A. Dundee

Amelia C. Dundee
Amelia C. Dundee

Sucilla Singh
WITNESS 2 SIGNATURE
PRINT NAME: SUCILLA SINGH

WITNESS 2 ADDRESS:
8750 204 Street B-22
Hollis, NY 11423

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10 day of September, 2026, by Raymond A Dundee and Amelia C Dundee, (☐) who is/are personally known to me or (☒) who has/have produced Driver's License as identification.

Avani Hargobind
Signature of Notary Public

AVANI HARGOBIND
Print, Type/Stamp Name of Notary

AVANI HARGOBIND
NOTARY PUBLIC, State of New York
No. 01HA0047395
Qualified in Queens County
Commission Expires March 5, 2030

(NOTARY SEAL)