

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129755 2 PG(S)**

9/24/2026 1:52 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

CSC

Receipt # 3548913

After Recording Return to:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$2,310.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0998-19-8015
File No.: 3023395

WARRANTY DEED

This Warranty Deed, Made the 23rd day of September, 2026, by Fabian Property, LLC, a Florida Limited Liability Company, having its place of business at: 5313 Lenoir Court, Plant City, FL 33566, hereinafter called the "Grantor", to Sharon L. Barry, a single woman and Mathew R. Manger, a single man, as tenancy in common, whose post office address is: 229 Dunlap Rd, Pasadena, MD 21122, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)** 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 15, Block 1980, of FORTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 17, Page 52, of the Public Records of Sarasota County, Florida.

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; 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, 2025, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
6222 Fabian Road, North Port, FL 34287

[Signature]
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Erika Cabrales

101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Aries Alvarez

101 Riverfront Blvd., Suite 650
Bradenton, FL 34205

State of Florida
County of Sarasota Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2026 by **Debra Buck as Manager of Fabian Property, LLC, a Florida Limited Liability Company**. He/She has produced [Signature] as identification.

[Signature]
Notary Public Signature
Printed Name: Aries Alvarez
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

