

Prepared by:
Raul Gastesi
Gastesi & Associates, P.A.
8000 Governors Square Blvd., Suite 101
Miami Lakes, FL 33016
(305) 818-9993

Return to:
Law Offices of David Djebelli, P.A.
The Closing Law Firm
2100 Coral Way, Ste PH 701
Miami, FL 33145
Tel: 305-661-3908

Folio No.: 32-2015-017-0390

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of June, 2026 between Clara P. Martinez, an unremarried widow whose post office address is 376 Daylily Blvd, Nokomis, FL 34275, grantor, and Jorge Fernandez De Castro, a single man and Maybel Valdes, a single woman, as joint tenants with the right of survivorship, and not as tenants in common whose post office address is 16201 NW 77th Place, Miami Lakes, FL 33016, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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, situated, lying and being in Miami-Dade County, Florida to-wit:

Lot 73, Block 13, Eighth Addition to Royal Oaks, according to the map or plat thereof as recorded in Plat Book 136, Page 58, Public Records of Miami-Dade County, Florida.

Folio No.: 32-2015-017-0390

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 .

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

Signed, sealed and delivered in our presence:

Carmen Luque

Witness

Printed Name: Carmen Luque

P.O. Address: Po Box 721816
Orlando, FL 32872

Clara P. Martinez

Clara P. Martinez

Marilibes Izquierdo

Witness

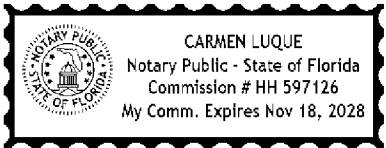
Printed Name: Marilibes Izquierdo

P.O. Address: 8000 Governors Square Blvd, Ste 101
Miami Lakes, FL 33016

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th day of June, 2026 by Clara P. Martinez who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Carmen Luque

Notary Public

Print Name: Carmen Luque

My Commission Expires: 11/18/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.