

3/27/2026 4:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472806

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$1,225.00

File No.: MAN-2026-412
Parcel ID Number: 0061121106

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

This indenture made the 27th day of March, 2026 between Jeffry Luetjen and Pam Luetjen, husband and wife, whose post office address is 3300 7th Street, Sarasota, FL 34237, Grantor, to Cesar E. Barbosa Ramirez, a single man, whose post office address is 3279 South Beneva Road, 102, Sarasota, FL 34232, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of One Hundred Seventy Five Thousand DOLLARS (U.S.\$175,000.00) 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, situate, lying and being in Sarasota, Florida, to-wit:

Unit 3279-102, Village Brooke Condominium III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1262, Page 1681, and as per Plat thereof, recorded in Condominium Book 11, Page 27, 27A through 27D, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Karen Peterson

[Signature]
Jeffry Luetjen

WITNESS 1 ADDRESS:
5620 Tara Blvd #101
Bradenton FL 34203

[Signature]
Pam Luetjen

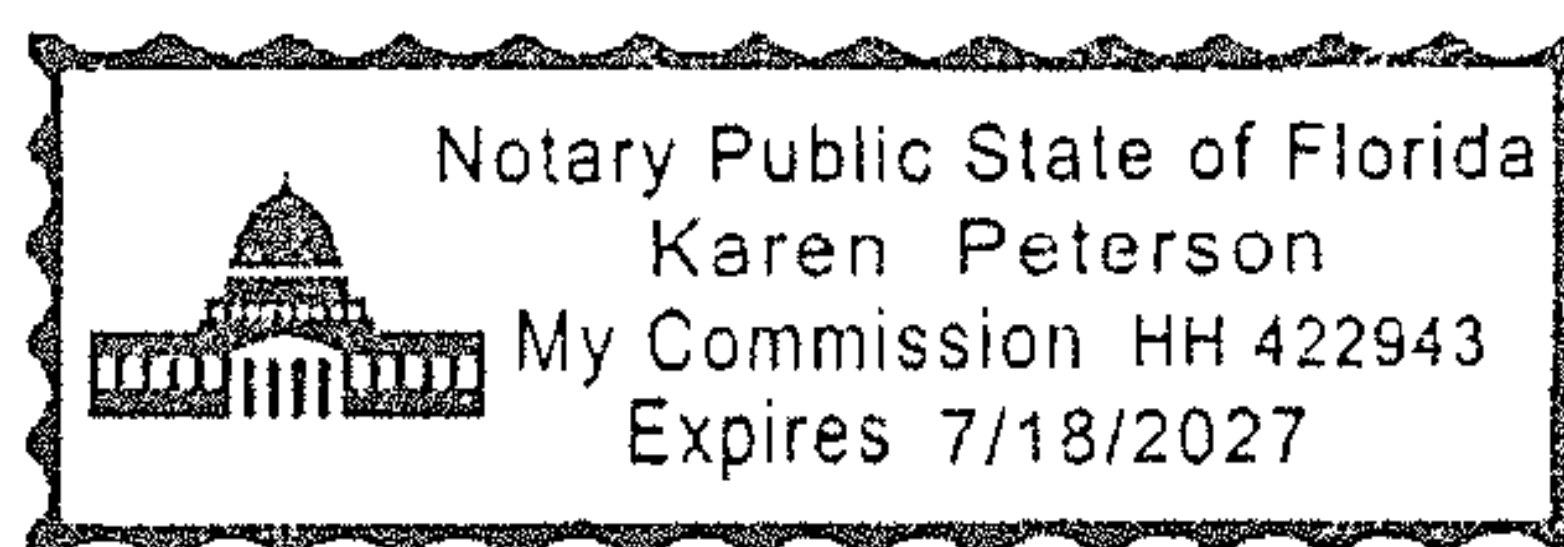
[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Arach Papadakis

WITNESS 2 ADDRESS:
5620 Tara Blvd #101
Bradenton FL 34203

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 26th day of March, 2026, by Jeffry Luetjen and Pam Jean Luetjen, () who is/are personally known to me or () who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary

(NOTARY SEAL)