



Prepared by and return to:

Holly M. Nikolich
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File No 2026-126
Consideration 587,000.00
Parcel Identification No 0096010026

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040461 2 PG(S)

3/30/2026 9:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472942

Doc Stamp-Deed: \$4,109.00

[Space Above This Line For Recording Data]

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

This indenture made the 27th day of March, 2026 between Peter Butler and Wendy E. Butler, husband and wife, whose post office address is 1324 Southwest 98 Street, Gainesville, FL 32607, of the County of Alachua, Florida, Grantor, to **Magda Viviana Reyes, a single woman**, whose post office address is 5749 Liatris Circle, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 DOLLARS (\$587,000.00) 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 County, Florida, to-wit:

LOT 115 OF ARBOR LAKES ON PALMER RANCH, PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE(S) 18 THROUGH 18G, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

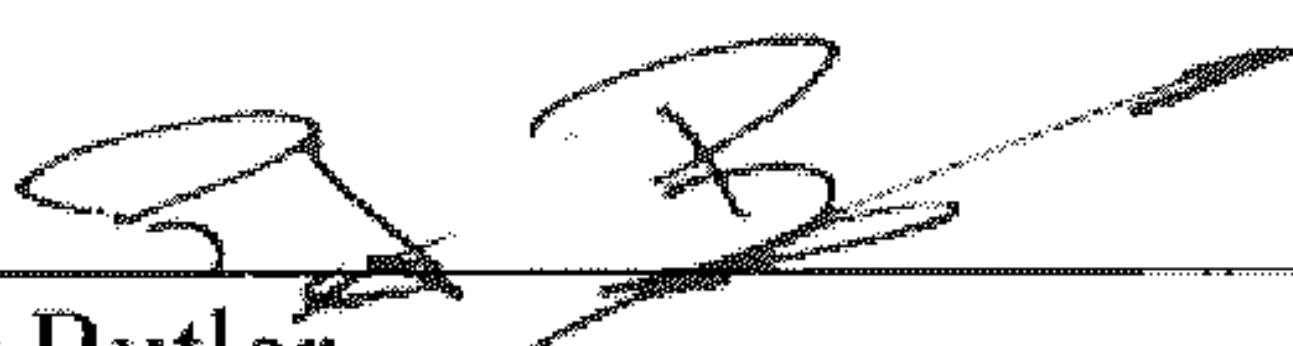
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

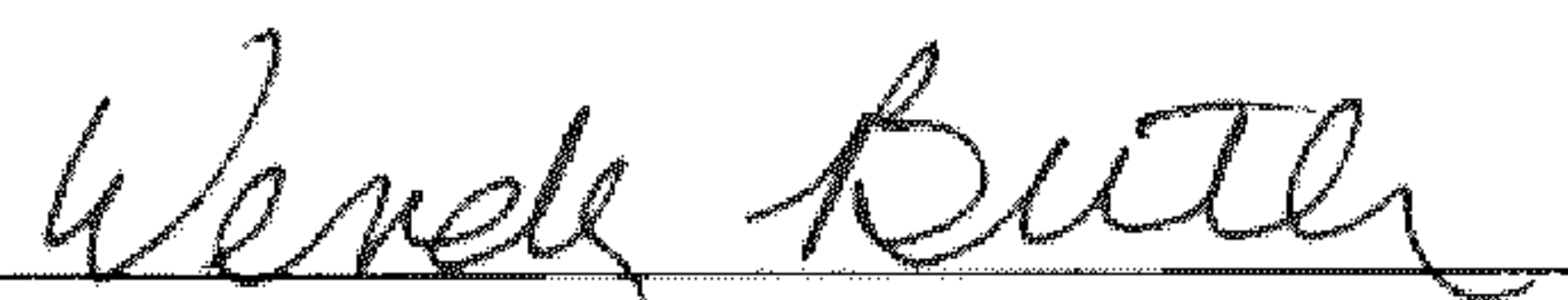
TO HAVE AND TO HOLD the same in fee simple forever.

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

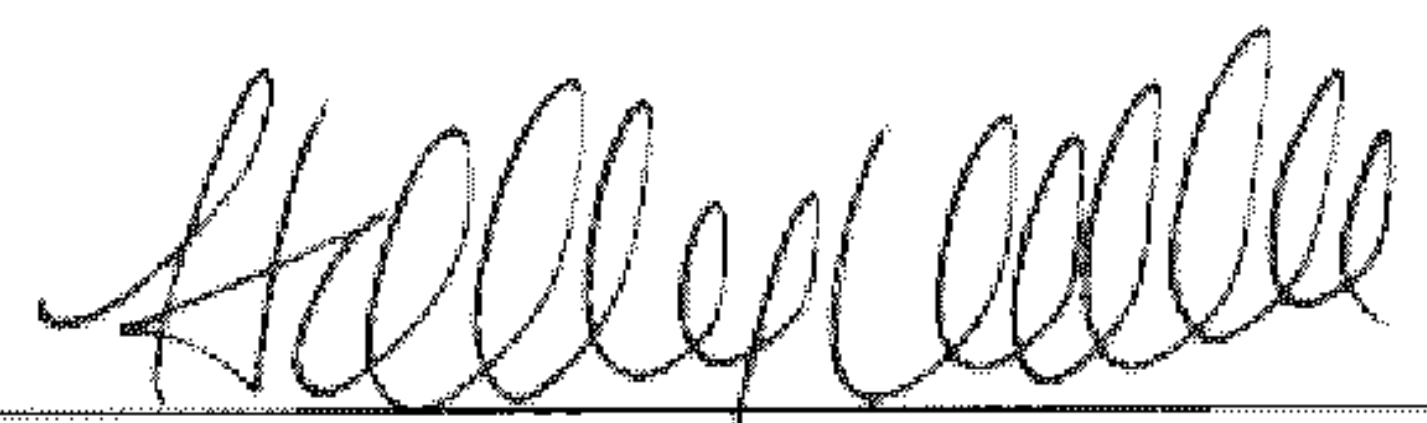
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Peter Butler

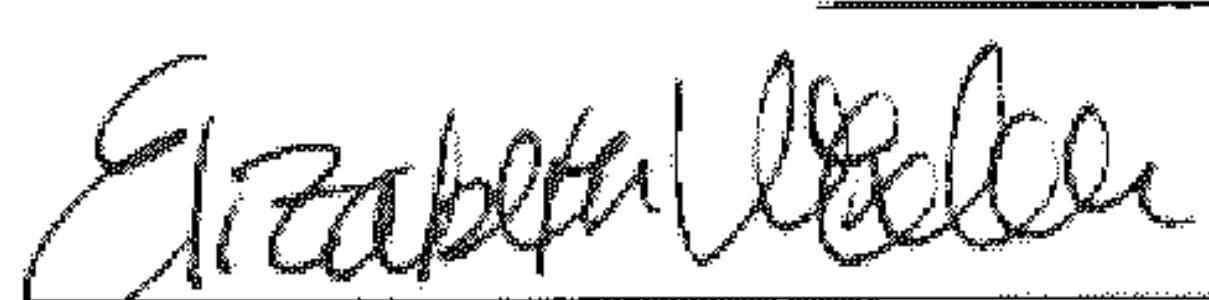

Wendy E. Butler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236


WITNESS
PRINT NAME: Holly M. Nikolich

WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236


WITNESS
PRINT NAME: Elizabeth A. Wexler

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23rd day of March, 2026, by Peter Butler and Wendy E. Butler, () who is/are personally known to me or (X) who has/have produced FL DIL as identification.


Signature of Notary Public
Holly M. Nikolich

Print, Type/Stamp Name of Notary

