

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041198 2 PG(S)**

3/30/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473545

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29075

Doc Stamp-Deed: \$2,233.00

Consideration: \$319,000.00

General Warranty Deed

Made this March 30, 2026 By **Martin Steve Jaramillo, Jr., an unmarried man**, whose post office address is: 3028 Bucida Drive, Sarasota, Florida 34232, hereinafter called the Grantor, to **Nicole L. Seagraves, an unmarried woman**, whose post office address is: 3008 Arch Drive, Sarasota, Florida 34232, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lot 1675, SARASOTA SPRINGS UNIT NO. 14, as per Plat thereof recorded in Plat Book 8, Page 44, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0063040075**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

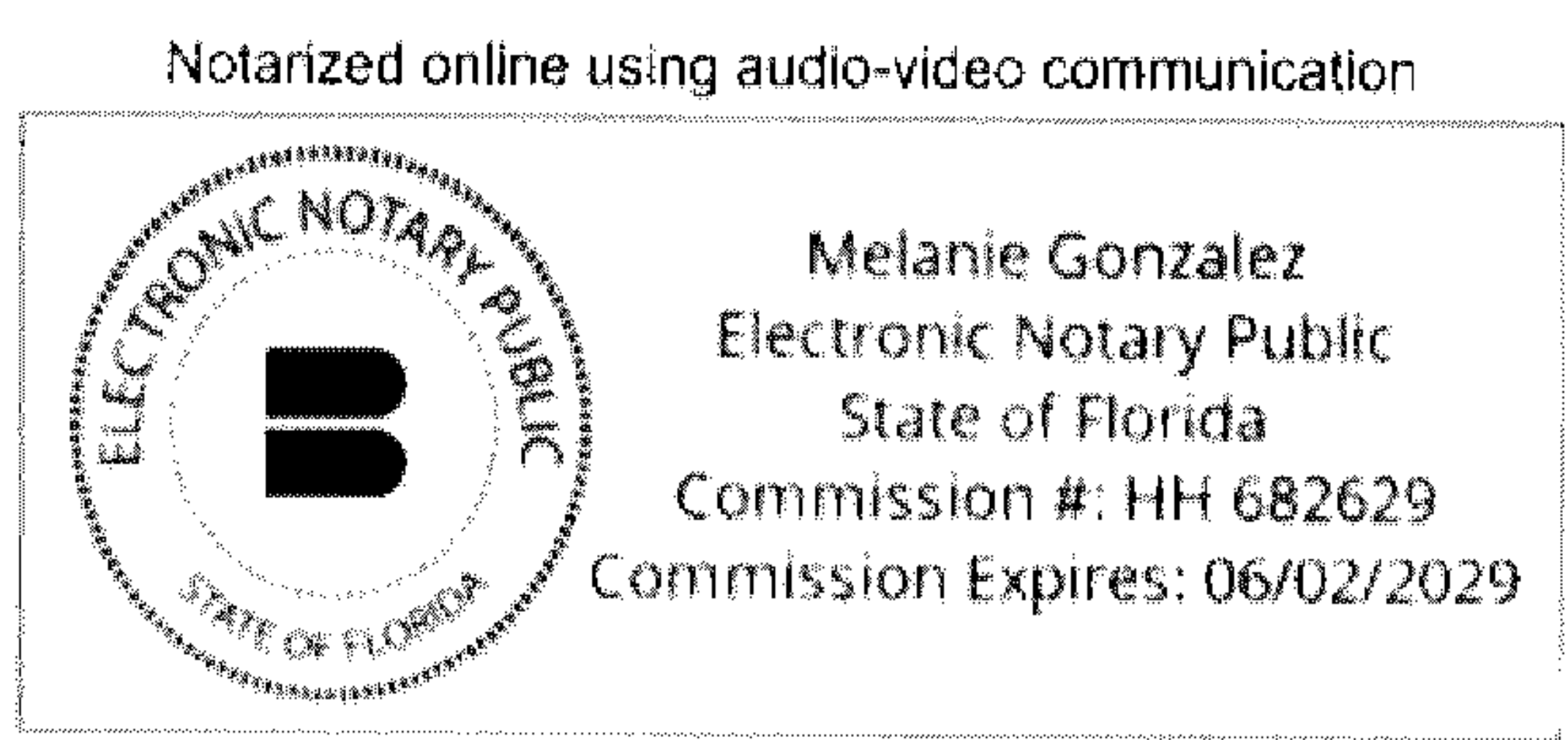
Witness Signature: Kriss Carrion
Witness # 1 Printed Name: Kriss Carrion
Post Office Address: 360 Linwood Dr
Miami Springs, FL 33166

Martin Steve Jaramillo, Jr. (Seal)
Martin Steve Jaramillo, Jr.

Witness Signature: Melanie Gonzalez
Witness # 2 Printed Name: Melanie Gonzalez
Post Office Address: 540 E 48 St
Hialeah, FL 33013

State of Florida
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 06/02/2029. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this March 27, 2026, by Martin Steve Jaramillo, Jr., an unmarried man, who is/are personally known to me or who produced Driver's License as identification.



Melanie Gonzalez
Notary Public **Melanie Gonzalez**
My Commission Expires 06/02/2029