

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041646 2 PG(S)**

3/31/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473933

Doc Stamp-Deed: \$1,925.00

Consideration: \$275,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47934-001

Property Appraiser's Parcel ID No.: 0452-11-0129

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of March, 2026, by and between **ALAN R. ANDERSON AND CONSTANCE S. ANDERSON, HUSBAND AND WIFE**, whose address is **17050 Blue Heron Drive, Bend, OR 97707** (hereinafter "GRANTOR"), and **MELISSA SAINZ ROJAS, A SINGLE WOMAN**, whose address is **1175 Kimball Road, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 7068 AND 7069, SOUTH VENICE UNIT NO. 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

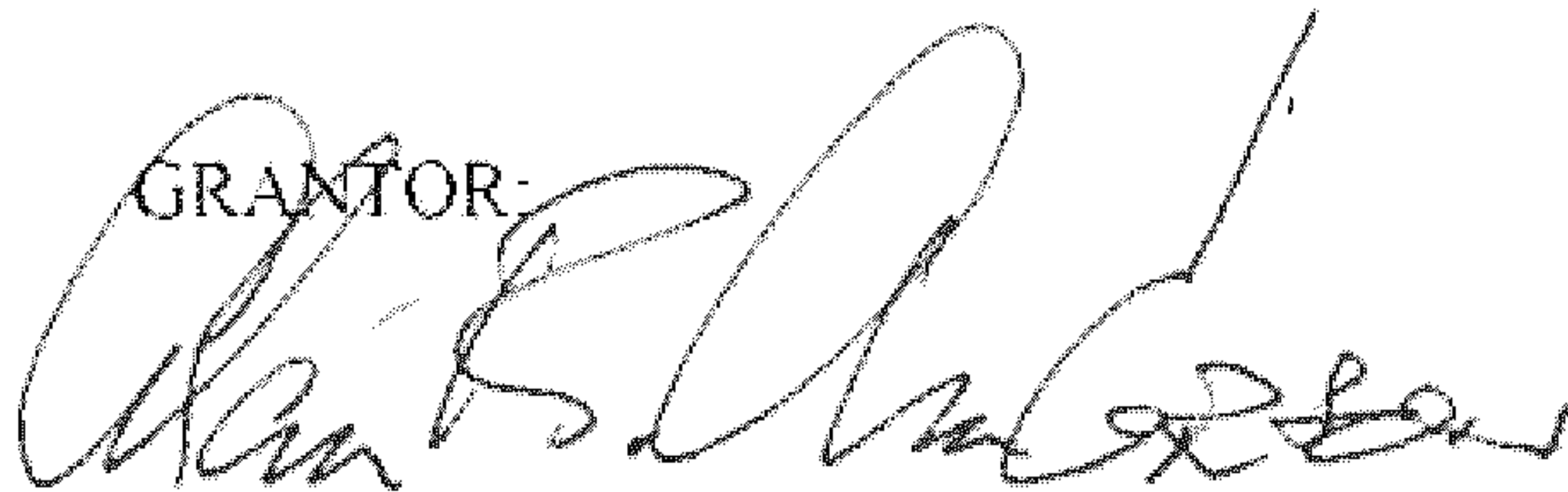
Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

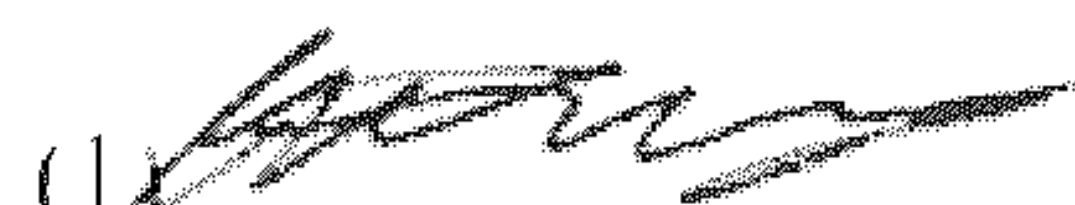
(acknowledgment signatures on following page)


IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

Alan R. Anderson

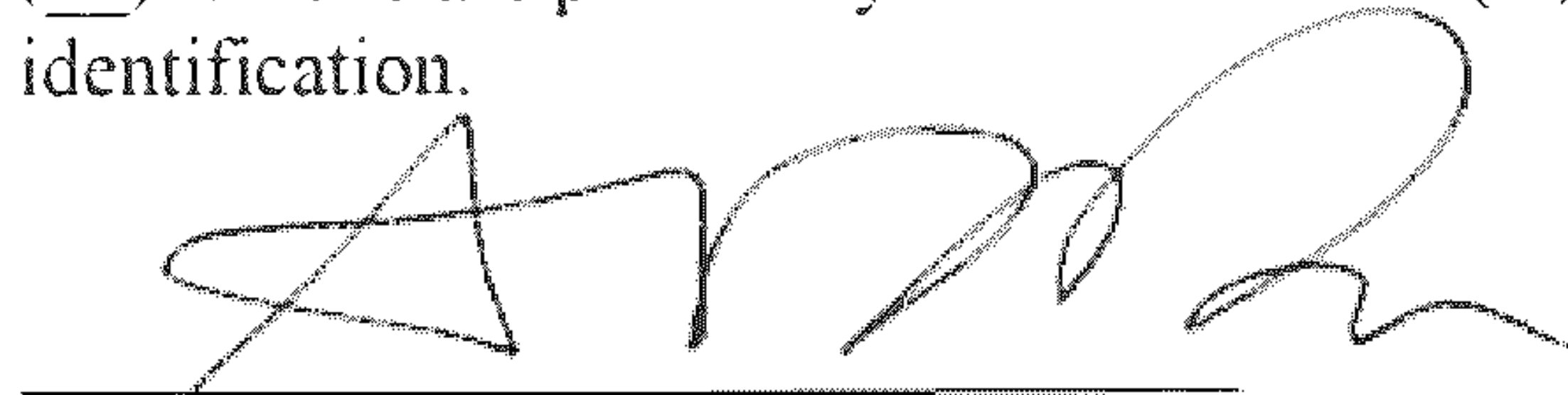
(1) 
Printed Name Jaycie Miller
P.O. Address 51792 Pinewood Ave
Bend OR 97707

(2) 
Printed Name Kenneth Keith Pharr
P.O. Address 61470 Duncombe
Bend OR 97702


Constance S. Anderson

STATE OF Oregon
COUNTY OF Deschutes

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19th day of March, 2026, by Alan R. Anderson, Constance S. Anderson and Trisha Anderson, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.


Signature of Notary Public
Alexandra DePan
Print, Type/Stamp Name of Notary

