

3/31/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474179

Doc Stamp-Deed: \$2,625.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
Wickman Law Group PLLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: CP - 4589.1Y
Consideration: \$375,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of March 31, 2026 **David M. Consbruck and Linda W. Sanders, husband and wife, individually and as Trustees of the Consbruck-Sanders Family Trust U/A dated October 12, 1998**, (henceforth referred to as “Grantor”) of **3164 Village Green Drive, Sarasota, FL 34239**, for consideration paid, grant to **Dayron Echarte Aliaga, a single man**, (henceforth referred to as “Grantee”) of **2701 Jamaica Street, Sarasota, FL 34231**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 7, Gulf Gate Pines, a Subdivision, according to the Plat thereof recorded in Plat Book 24, Pages 25 - 25A, in the Public Records of Sarasota County, Florida.

Parcel ID 0112030024

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of March, 2026.

David M. Consbruck
David M. Consbruck, individually and as Trustee

Linda W. Sanders
Linda W. Sanders, individually and as Trustee

Morgan L. Long
Witness 1 Signature

Witness 1 Printed Name: **Morgan L. Long**
46 N Washington Blvd #15
Sarasota, FL 34236

Witness 1 Address:

John E. Wickman
Witness 2 Signature

Witness 2 Printed Name: **John E. Wickman**
46 N Washington Blvd #15
Sarasota, FL 34236

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 30 day of March, 2026, by **David M. Consbruck and Linda W. Sanders, husband and wife, individually and as Trustees of the Consbruck-Sanders Family Trust U/A dated October 12, 1998,** () who are personally known to me or (X) who have produced FL DL. as identification

John E. Wickman
Signature of Notary Public

Print, Type/Stamp Name of Notary

