

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044176 2 PG(S)

4/6/2026 11:19 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475948

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$840.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0071110041
File No.: 2852373

WARRANTY DEED

This Warranty Deed, Made the 2 day of April, 2026, by Edelmays P. Araujo, a married woman, whose post office address is: 61 Emmett St, Marlborough, MA 01752, hereinafter called the "Grantor", to August Parker and Grace Parker, husband and wife, whose post office address is: 937 Bay Shore Drive, Biloxi, MS 39530, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$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, to wit:

Lot 2 and the South 27.00 feet of Lot 4, Block "E", SUNSET, as per Plat thereof recorded in Plat Book 1, Page 163, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

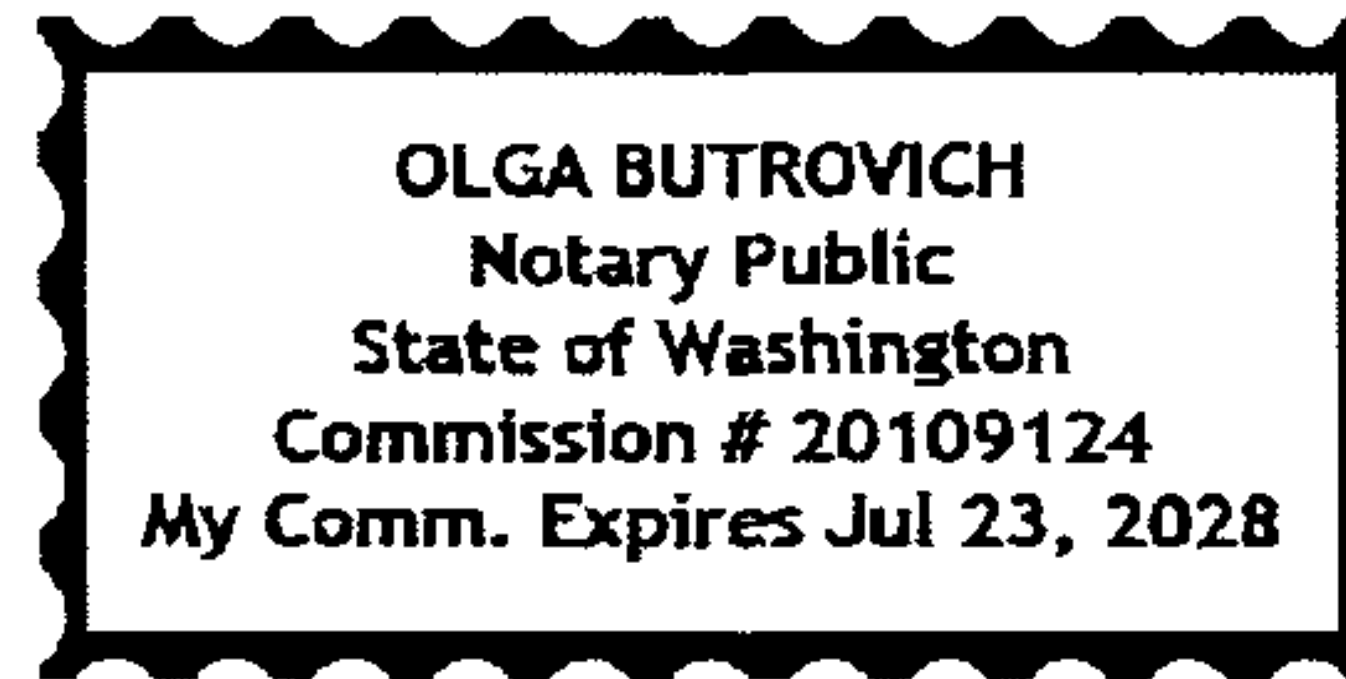
Wendy Lois Nelson
Witness 1 Signature

Edelmarys P. Araujo
Edelmarys P. Araujo

Witness 1 Printed Name and Post Office Address:
Wendy Lois Nelson
586 Blue Ridge Dr, Blue Ridge, VA 24064

Olga Butrovich
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Olga Butrovich
1642 S VERDE ST, TACOMA WA 98405



State of Washington
County of Pierce

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026 by Edelmarys P. Araujo, a married woman, who has produced MA Drivers License as identification.

Olga Butrovich My Commission Expires: 7/23/2028
Notary Public Signature (SEAL)
Printed Name: Olga Butrovich
 Online Notary (Check Box if acknowledgment done by Online Notarization)

Completed via Remote Online Notarization using 2 way Audio/Video technology.