

4/8/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477808

Doc Stamp-Deed: \$4,025.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: CP - 4590.1Y
Consideration: \$575,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 8, 2026, **Ryan Bowne and Heather Bowne, husband and wife**, (henceforth referred to as “Grantor”) of **11201 Leprechaun Drive, Riverview, FL 33569**, for consideration paid, grant to **Anderson Silva De Freitas and Samanta Silva Peixoto, husband and wife**, (henceforth referred to as “Grantee”) of **3917 Desoto Road, Sarasota, FL 34235**, 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 63, DESOTO PINES UNIT I, according to the map or plat thereof, as recorded in Plat Book 24, Page 45, of the Public Records of Sarasota County, Florida.

Parcel ID 0019030060

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)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, have hereunto set their hands and seals this 8th day of April, 2026



Ryan Bowne



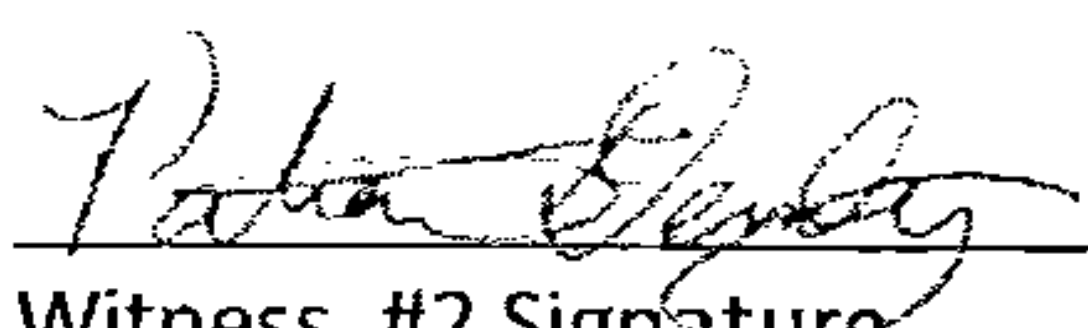
Heather Bowne



Witness #1 Signature

Domonique Morgan

Witness #1 Printed Name
P.O. Address: 6961 Gatorbone Rd
Keystone Heights, FL 32656



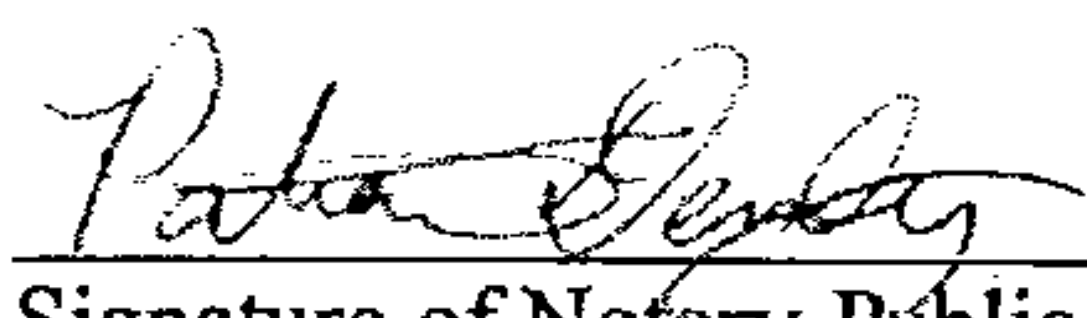
Witness #2 Signature

Patience Dendy

Witness #2 Printed Name
P.O. Address: 2299 Rock Dr
Altamonte Springs, FL 32714

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 07 day of April, 2026, by Ryan Bowne and Heather Bowne, ☐ who are personally known to me or ☒ who have produced driver's license as identification.



Signature of Notary Public

Patience Dendy

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

