

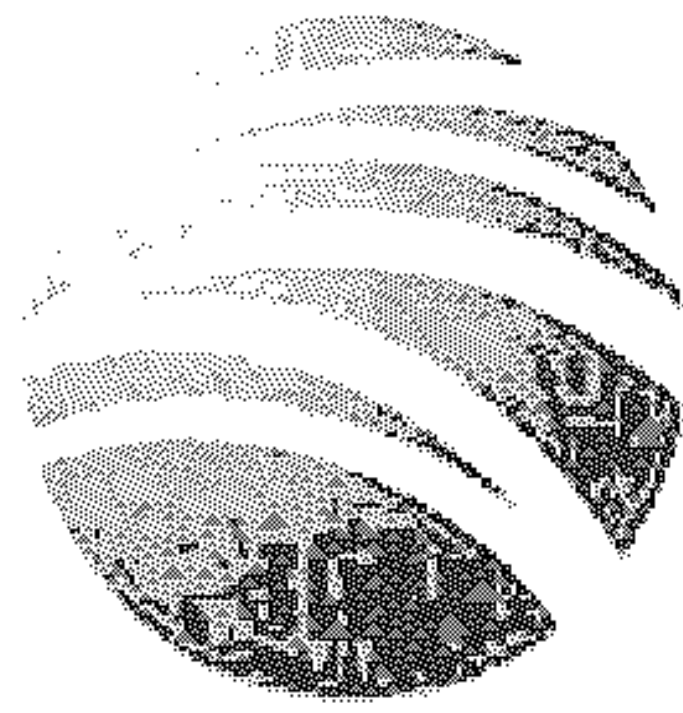
4/13/2026 11:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479185



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,610.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-01967

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This Warranty Deed

Made this 10 day of April, 2026 by Louis R. Guerra and Rosemary A. Guerra A/K/A Rosemarie A. Guerra, individually Husband and Wife and as Trustees of the Guerra Family Trust dated May 20, 2020, hereinafter called the Grantor, to Walter R. Pegram and Diane M. Pegram, Husband And Wife, whose post office address is: 9206 Souffle Circle, Loveland, OH 45140, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 8, Building A, Phase I, PINEBROOK LAKE CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1534, Pages 1241 through 1290, inclusive, amended in Official Records Book 1540, Page 1508, and re-recorded in Official Records Book 1542, Page 172, and as per plat thereof recorded in Condominium Book 19, Pages 17 through 17E, inclusive, amended in Condominium Book 19, Pages 24 through 24A, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel Identification Number: 0404091008

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name

Address

City, State, Zip

Guerra Family Trust dated May 20, 2020

By: Louis R. Guerra, individually and as Trustee

10 Broadmoor Ln

Peabody, MA 01960

By: Rosemary A. Guerra A/K/A Rosemarie A.

Guerra, individually and as Trustee

10 Broadmoor Ln

Peabody, MA 01960

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of

County of

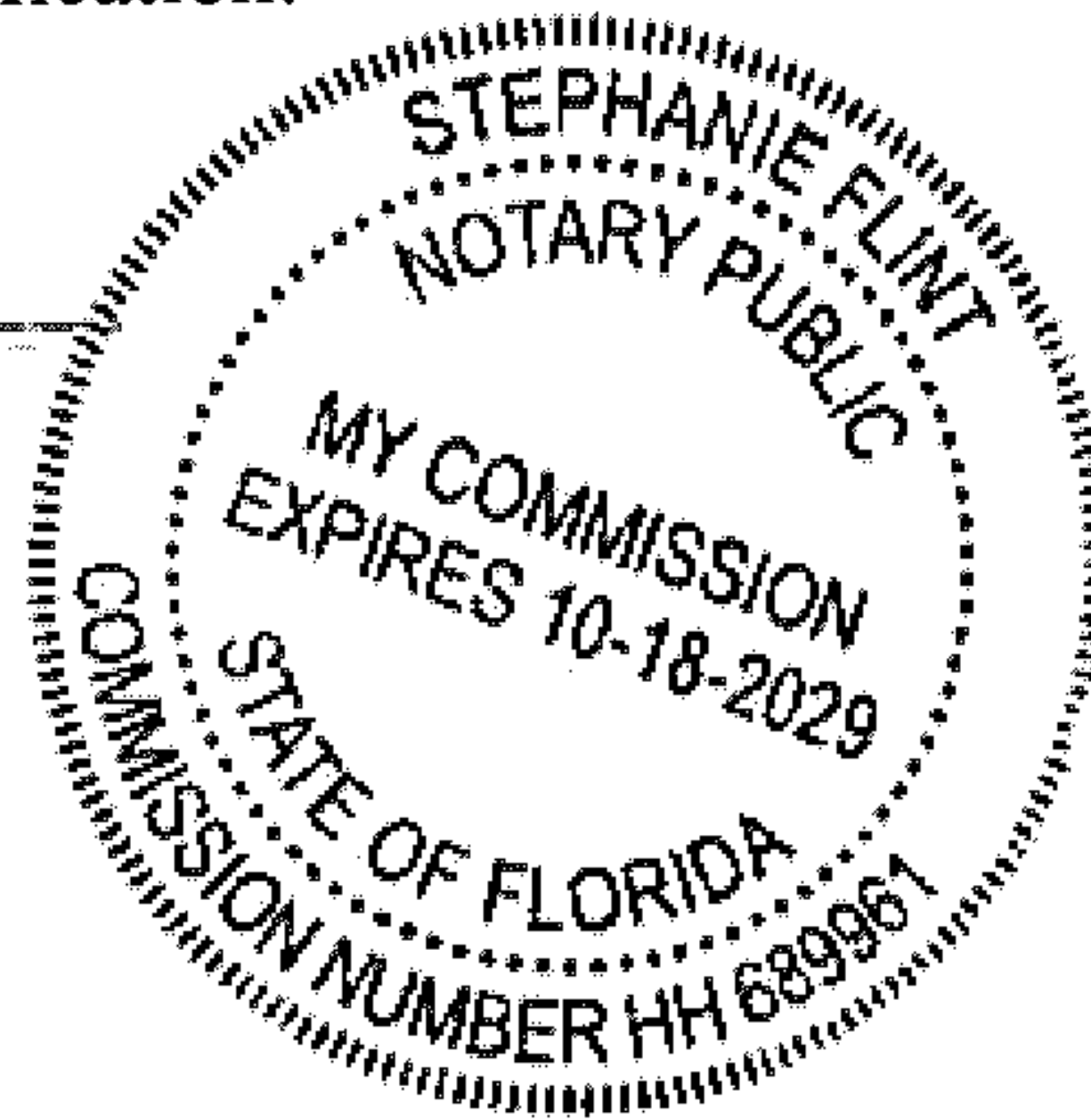
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2026, by Louis R. Guerra, individually and as Trustee and Rosemary A. Guerra A/K/A Rosemarie A. Guerra, individually and as Trustee, who: ☐ is personally known to me or ☒ produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS