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INSTRUMENT # 2026048919 2 PG(S)

4/14/2026 1:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480047

After Recording Return to:  
Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:

Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

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

Doc Stamp-Deed: \$1,015.00

Property Appraisers Parcel I.D. (Folio) Number(s):

0383-02-1041

File No.: 2874978

## WARRANTY DEED

This Warranty Deed, Made the 13<sup>th</sup> day of April, 2026, by **Marceia Black Center**, a single woman, whose post office address is: **201 Vista Del Lago Way, Venice, FL 34292**, hereinafter called the "Grantor", to **Craig Carmin and Tiffany Carmin, husband and wife**, whose post office address is: **4225 Summer Circle, Grand Island, NE 68803**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)** 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:

Unit #41, TERRA COVE, a Condominium, as per Declaration of Condominium recorded in Official Records Book 1644, Page 653, as amended, and according to the Plat thereof recorded in Condominium Book 21, Page 39, of the Public Records of Sarasota County, Florida.

Together with that certain Mobile Home located thereon.

The property is the homestead of the Grantor(s).

**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

Witness 1 Signature

Marceia B. Center  
Marceia Black Center

Witness 1 Printed Name and Post Office Address:

Gustavo Ariel Cabrales

101 Riverfront Blvd., Suite 650  
Bradenton, FL 34205

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Erika Cabrales

101 Riverfront Blvd., Suite 650  
Bradenton, FL 34205

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of April, 2026 by **Marceia Black Center, a single woman**, who has produced [Signature] as identification.

Notary Public Signature

Printed Name: Gustavo Ariel Cabrales

Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: \_\_\_\_\_

(SEAL)

