

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049015 2 PG(S)**

4/14/2026 2:08 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480127

**Doc Stamp-Deed: \$4,546.50**

Prepared by and return to:

Sara Huddleston  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6378

Purchase Price: \$649,500.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$4,546.50  
Parcel Identification No.: 0359060005

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**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **14th day of April, 2026**, between **Juan Muniz and Linda L. Muniz, husband and wife**, whose post office address is **197 Fontanelle Circle, Venice, FL 34292**, Grantors, to **Tiffany L. Billings and Beau J. Billings, wife and husband**, whose post office address is **1989 White Feather Lane, Nokomis, FL 34275**, Grantees:

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 23, Block F, CALUSA LAKES UNIT 1, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 7, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

*Christian Paris*

Printed Name: Christian Paris

P.O. Address: 2582 Oberon Rd.

Englewood, FL 34224

Juan Muniz by Linda L. Muniz,  
his Attorney-in-Fact

Juan Muniz by Linda L. Muniz, his Attorney-In-Fact

Linda L. Muniz  
Linda L. Muniz

WITNESSES #2:

*Sara Huddleston*

Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112

Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14 day of April, 2026, by Linda L. Muniz, as Attorney-In-Fact for Juan Muniz and Linda L. Muniz, () who is/are personally known to me or () who has/have produced *from* as identification.

*Sara Huddleston*

Signature of Notary Public

Print, Type/Stamp Name of Notary

