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INSTRUMENT # 2026050229 2 PG(S)

4/16/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481269

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240  
As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

Doc Stamp-Deed: \$3,780.00

File No.: 2026-03-4403

Parcel ID Number: 0019020006

## WARRANTY DEED

This WARRANTY DEED, made April 15, 2026, by **KEVIN GREENE, A SINGLE MAN**, whose address is 7767 Plantation Circle, Bradenton, FL 34201 (the "Grantor"), to **JUAN DANIEL OLGUIN, A SINGLE MAN, AND STEPHANIE VALDEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is 5334 San Jose Drive, Sarasota, FL 34235 (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 FIVE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$540,000.00) 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 situate in **Sarasota County, Florida**, to-wit:

**Lot 504, DE SOTO LAKES UNIT NO. 8, according to the plat thereof, as recorded in Plat Book 9, Page 13, of the Public Records of Sarasota County, Florida.**

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carrie Stuckey  
Signature

Witness Printed Name Carrie Stuckey

Witness #1 Address 5350 Desoto Rd  
Sarasota FL 34235

Kevin Greene  
Kevin Greene

Kasey Geyer  
Signature

Witness Printed Name Kasey Geyer

Witness #2 Address 5350 DeSoto Rd  
Sarasota FL 34235

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 15 day of April, 2026, by Kevin Greene, who is/are  personally known to me or who has/have  produced FL DL as identification.



Carrie Stuckey  
Notary Public  
Print Name: Carrie Stuckey  
My Commission Expires: 4-1-29