

Prepared by and Return to:  
Sheri L. Wills  
MTI Title Insurance Agency, Inc.  
3066 University Parkway  
Sarasota, FL 34243

4/16/2026 4:20 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3481546

Doc Stamp-Deed: \$4,515.00

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0235093042  
File- MFL-2274966  
Consideration Amount \$645,000.00

## WARRANTY DEED

**This Indenture**, Made this **April 16, 2026**, between **David H. Dent and Natalia Dent, husband and wife**, whose post office address is: 4008 Destination Drive Apt 2110, Osprey, FL 34229, hereinafter called the "Grantor", and, **Nicole Xu, a single individual and Melissa Romaine Dube, a single individual, as joint tenants with full rights of survivorship**, whose post office address is: 1371 Western Pine Circle, Sarasota, FL 34240, hereinafter called the "Grantee".

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

**Lot 3042, Villages At Pinetree, Marsh Pine Enclave, according to the Plat thereto, recorded in Plat Book 45, Page(s) 22 through 22E, of the Public Records of Sarasota County, Florida.**

Property Address: 1371 Western Pine Circle, Sarasota, FL 34240

**Property is the homestead of the Grantor(s).**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

**WITNESSES:**

[Signature]  
Witness #1 Signature

S. Wills  
Witness #1 Print Name

3066 University Pkwy  
Witness #1 Address

Sarasota FL 34243  
Witness #1 City, State, Zip Code

**GRANTOR(S):**

[Signature]  
David H Dent

[Signature]  
Natalia Dent

[Signature]  
Witness #2 Signature

Alicia Ackerman  
Witness #2 Print Name

3062 University Pkwy  
Witness #2 Address

Sarasota FL 34243  
Witness #2 City, State, Zip Code

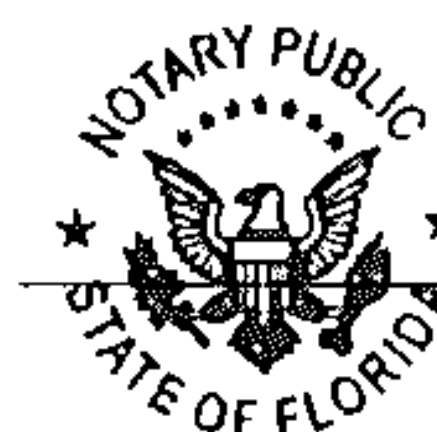
**THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this April 16, 2026 by: David H. Dent and Natalia Dent, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]  
Notary Public

My Commission Expires:



SHERIL WILLS  
Commission # HH 666336  
Expires June 8, 2029