

4/17/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482242

Doc Stamp-Deed: \$1,890.00

Prepared by and return to:
This instrument prepared by:
Erik L. C. Barrett
Skyway Title Services, LLC
339 6th Ave. W.
Suite 19
Bradenton, FL 34205
(941) 822-8739
File No.: 2026-1232
Purchase Price: 270,000.00
Doc Stamps: 1,890.00

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 17th day of April, 2026 by **Donald P. Smith, a single man**, hereinafter called the grantor, whose post office address is: **3630 Kingswood Drive, Sarasota, FL 34232**

to: **Stephanie Quintero, a single woman**, hereinafter called the grantee, whose post office address is: **4466 McIntosh Park Drive, Sarasota, FL 34232**,

WITNESSETH: That said grantor, for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (270,000.00), and other variable considerations, 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**, State of Florida viz:

**Lot 1085, Ridgewood Estates 19th Addition, according to the map or plat thereof, recorded in Plat Book 24, Page(s) 38 and 38A, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: 0065-04-0056**

This 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 12/31/2025, 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.

[SIGNATURES ON FOLLOWING PAGE]

Signed, Sealed and Delivered in Our Presence:

Donald P. Smith

Donald P. Smith

[Signature]

WITNESS

Ansley Haskins

Print Name

240 Manatee Ave
Bradenton, FL 34205

Witness Address

[Signature]

WITNESS

Christina R Barrett

Print Name

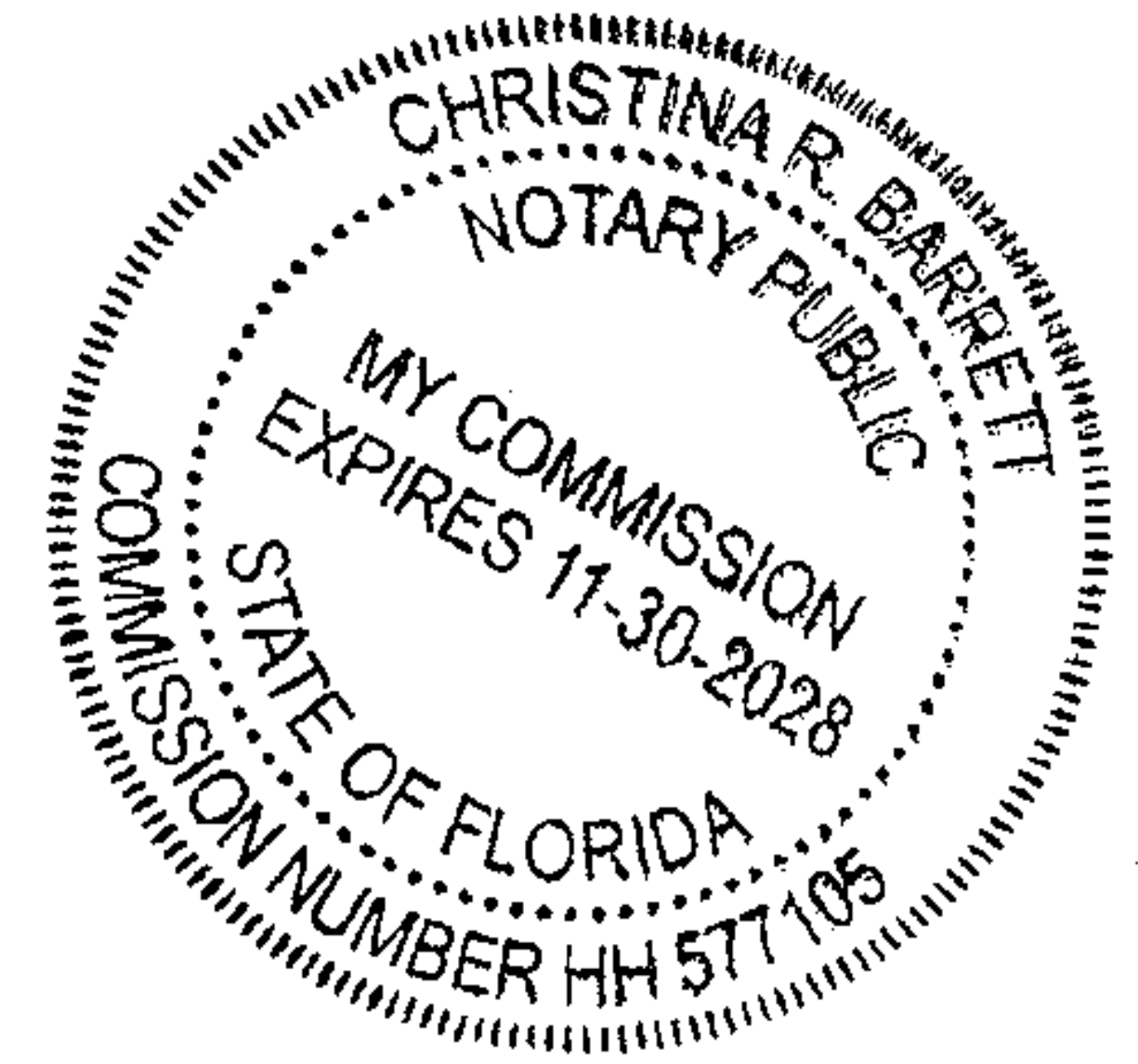
339 6th Ave W
Bradenton, FL 34205

Witness Address

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2026 by Donald P. Smith who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]

Notary Public

Print Name: _____

My Commission Expires: _____