

4/17/2026 3:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482246

Doc Stamp-Deed: \$2,030.00

Prepared by and return to:

Stephen D. Rees, Jr., Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA
8470 Enterprise Circle, 201
Lakewood Ranch, FL 34202
Consideration: \$290,000.00
File No 81802-144999

Parcel Identification No 0259110063

[Space Above This Line For Recording Data]

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

This indenture made the 17th day of April, 2026 between **Jose A. Acha, a single man, and Patricia M. Acha FKA Patricia M. Guin Felandro, a single woman, as tenants in common**, whose post office address is 4640 Longleaf Lane, Sarasota, FL 34241, Grantor, to **Cuyler James King and Jaiden Lore King, husband and wife**, whose post office address is 7109 Java Drive, Sarasota, FL 34241, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Lot 1688, LAKE SARASOTA, UNIT 18, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 24, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

JOSE A. ACHA AS MARIO MANUEL

MELENDEZ, HIS ATTORNEY-IN-FACT

Jose A. Acha by Mario Manuel Melendez, his Attorney-In-Fact

[Signature]

Patricia M. Acha FKA Patricia M. Guin Felandro

[Signature: Janette L. Stack]

WITNESS

PRINT NAME: JANETTE L. STACK

8470 Enterprise Cir Ste 200
Lakewood Ranch, FL 34202

WITNESS 1 ADDRESS

[Signature: Deb D. Deam]

WITNESS

PRINT NAME: Deb D. Deam

8470 Enterprise Cir Ste 200
Lakewood Ranch, FL
34202

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 17th day of April, 2026, by Mario Manuel Melendez, as Attorney-In-Fact for Jose A. Acha and Patricia M. Acha FKA Patricia M. Guin Felandro, () who is/are personally known to me or () who has/have produced DLS as identification.

Signature of Notary Public _____

JANETTE L. STACK
Print, Type/Stamp Name of Notary

