

4/17/2026 4:45 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3482306

Prepared by and Recording requested by:  
John E. Wickman, Esquire  
CLOSING PROS LLC  
46 North Washington Boulevard, Ste. 15  
Sarasota, FL 34236

File Number: CP-4558.3Y  
Consideration: \$419,000.00

Doc Stamp-Deed: \$2,933.00

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**Warranty Deed**  
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 17, 2026 **HOMES ACW LLC**, a Florida limited liability company, (henceforth referred to as “Grantor”) of **2333 Ponce De Leon Blvd, Suite 630, Coral Gables, FL 33134**, for consideration paid, grant to **Marcos Antonio Viltres Perez**, a married man, (henceforth referred to as “Grantee”) of **3427 Barstow Street, Sarasota, FL 34235**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

**LOT 61, KENSINGTON PARK SUBDIVISION UNIT NO. 1. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 112 AND 112-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**Parcel ID 0042100060**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.


(Signature and notary page to follow)

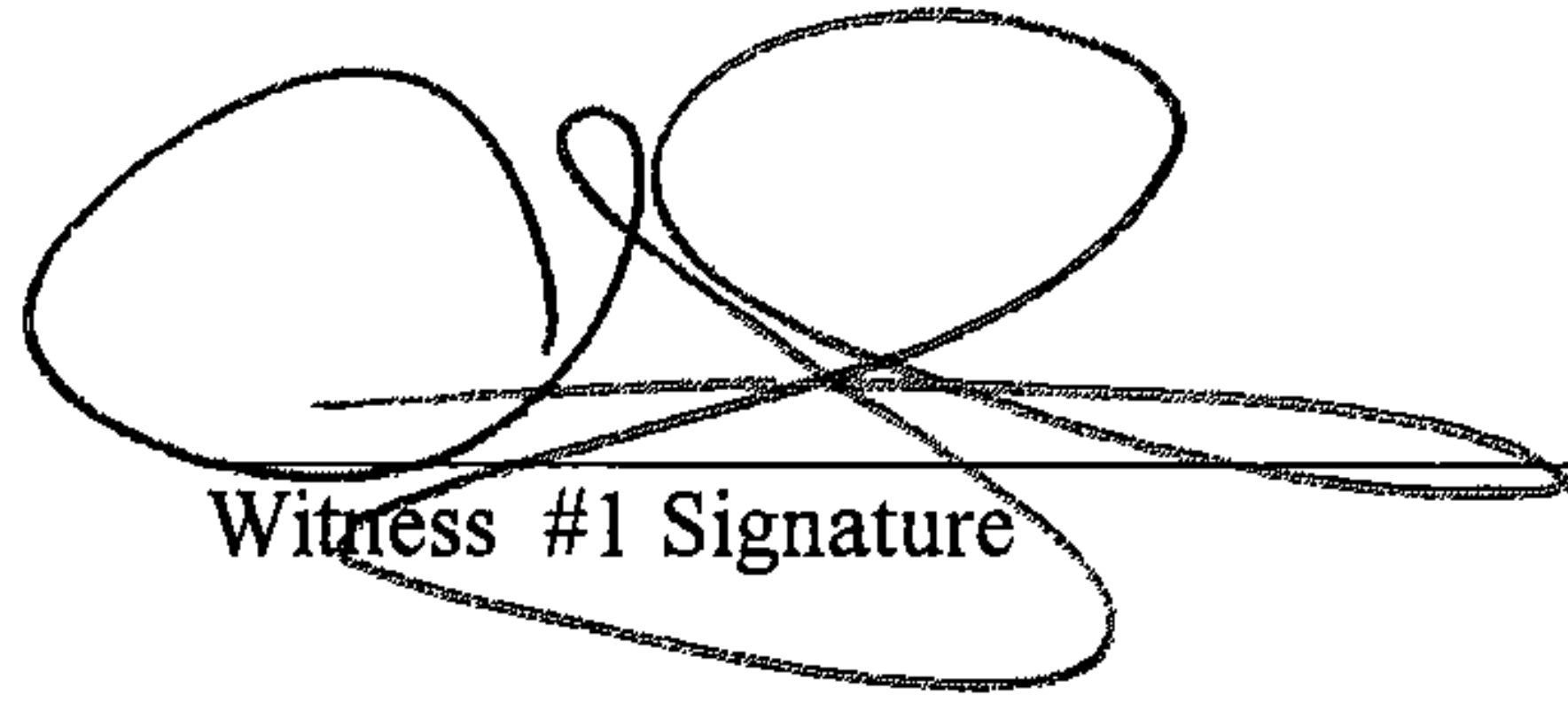
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of April, 2026.

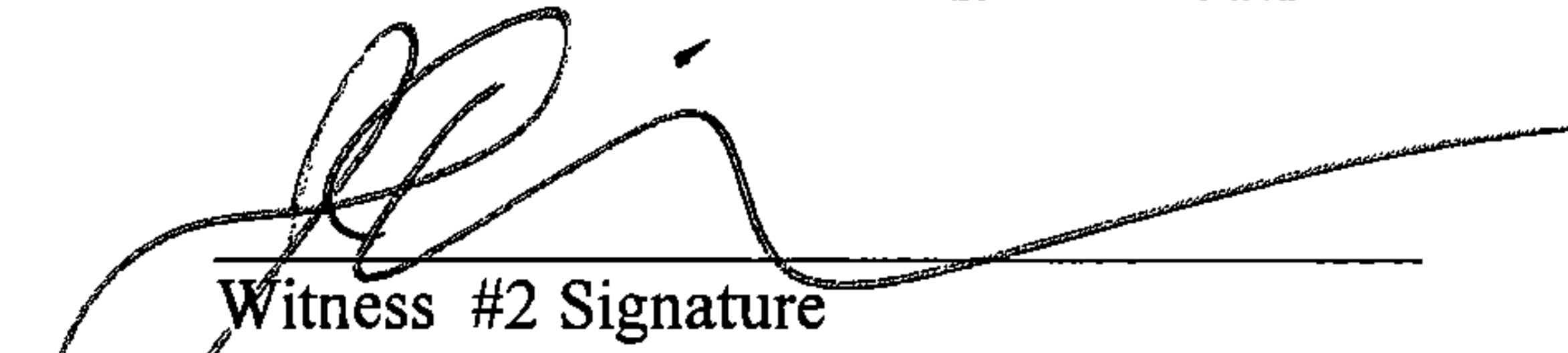
HOMES ACW LLC,  
a Florida limited liability company

By: VYV PROJECT MANAGEMENT LLC,  
a Florida limited liability company, its Manager

By:   
Wilfredo Vilchez, as Manager

  
Witness #1 Signature

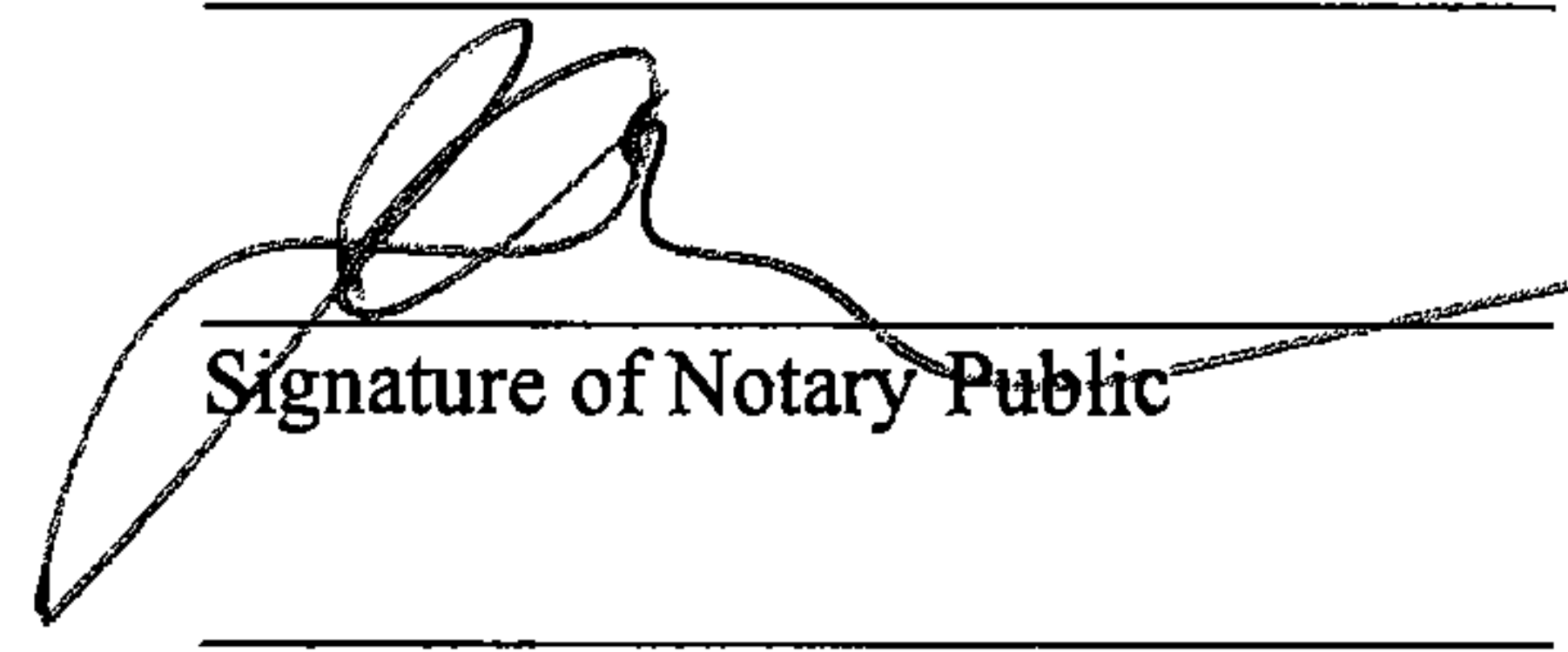
Christina D. Johnson  
Witness #1 Printed Name  
46 N Washington Blvd #15  
P.O. Address: Sarasota, FL 34236

  
Witness #2 Signature

John E. Wickman  
Witness #2 Printed Name  
46 N Washington Blvd #15  
P.O. Address: Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 16 day of April, 2026, by Wilfredo Vilchez, Manager of VYV PROJECT MANAGEMENT LLC a Florida limited liability company, as Manager of HOMES ACW LLC, a Florida limited liability company, on behalf of the company, (X) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

  
Signature of Notary Public  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary

