

4/17/2026 5:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3482335

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260488

Parcel ID: **0485-12-0005**

Florida Documentary Stamps in the amount of **\$5,285.00** have been paid hereon.

Doc Stamp-Deed: \$5,285.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of April, 2026 by
Teresa Jimenez Valentin, a Single Woman, Individually and as Trustee of Teresa Jimenez Valentin Trust,
dated July 23, 2015,

whose post office address is 9703 Monken, Boerne, TX 78006,

herein called the Grantor, to

Dwayne P. Richie, Trustee of the Dwayne P. Richie Living Trust dated February 18th, 2010, *

whose post office address is 1030 North Ellsworth Road, Petoskey, MI 49770,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SEVEN HUNDRED FIFTY FIVE THOUSAND AND 00/100 (**\$755,000.00**) and other valuable considerations, 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, State of Florida, viz.:

Lot 27, OVERBROOK GARDENS, Section No. 1, according to the plat thereof, as recorded in Plat Book 9, Pages 1 and 1A, of the Public Records of Sarasota County, Florida.

***Grantees hereby confer upon trustee the power and authority either to protect, conserve and to sell, or to lease, encumber or otherwise manage and dispose of the real property described herein and all powers without limitations provided for in Florida Statutes 689.**

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Carla Stiver

Signature

Carla Stiver

Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

Teresa Jimenez Valentin Trust, dated July 23, 2015

Teresa Jimenez Valentin

Teresa Jimenez Valentin, Individually and as Trustee

Witness #2:

Tina Nacole Klootwyk

Signature

Tina Nacole Klootwyk

Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of April, 2026, by Teresa Jimenez Valentin, who is/are personally known to me or who has/have produced Drivers License as identification.

Tina Nacole Klootwyk

Signature of Notary Public

Print, Type/Stamp Name of Notary

