

4/20/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482605

Prepared by and return to:

Lisa Anderson

Bay to Bay Title LLC

3407 W Kennedy Blvd

Tampa, FL 33609

(813) 533-4575

File Number: 26-149B

Doc Stamp-Deed: \$1,889.30

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## Warranty Deed

**This Warranty Deed** made this 17th day of April, 2026 between Tammy Trombley and Lawrence Trombley, Wife and Husband whose post office address is 43639 Sonoma Ct, Sterling Heights, MI 48314, grantor, and David Rodriguez and Ana Delisse Mulero-Rodriguez, Husband and Wife whose post office address is 3672 Parkridge Cir, Unit 27-106, Sarasota, FL 34243, 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)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Sarasota County, Florida to-wit:

Unit No. 27-106 of Parkridge, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2004046838, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Number: 0020011263

**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.

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

Signed, sealed and delivered in our presence:

Kayla Martinez  
Witness  
Printed Name: Kayla Martinez  
P.O. Address: 670 W 71st Pl,  
Hialeah FL 33014

Tammy Trombley  
Tammy Trombley

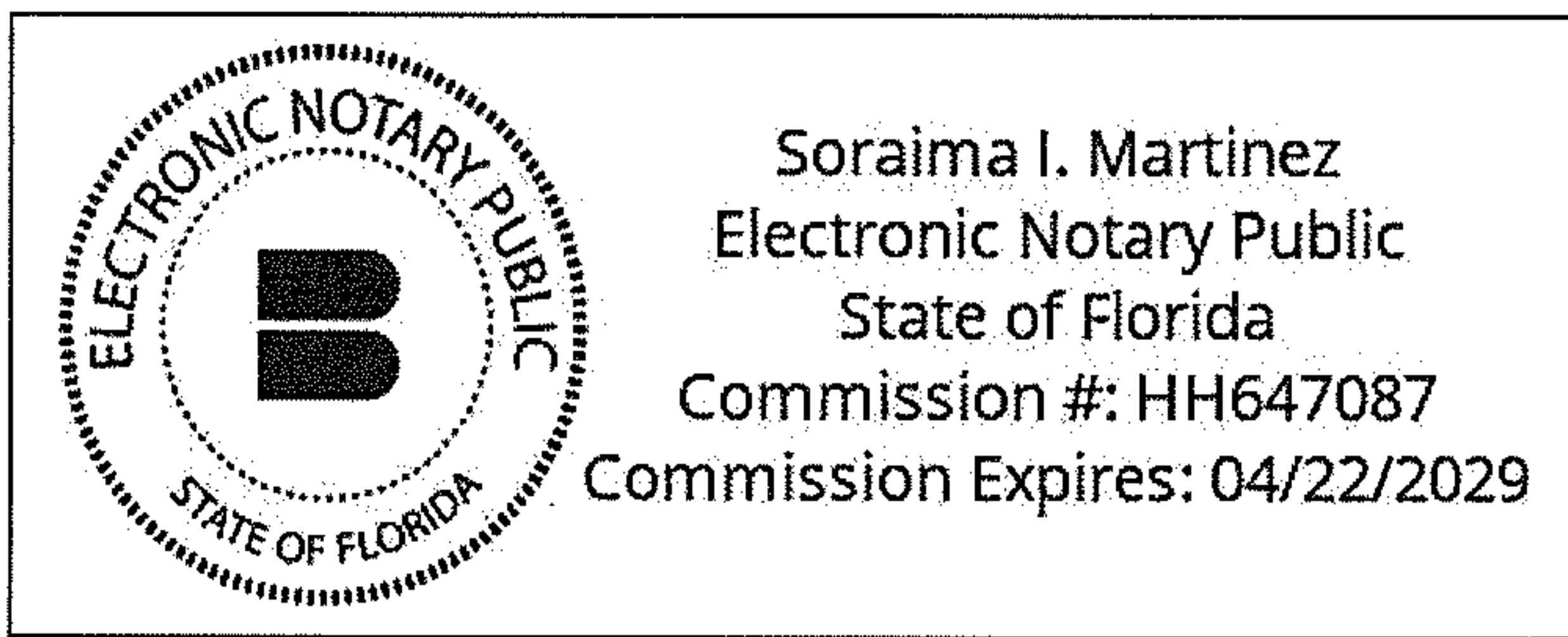
Soraima I. Martinez  
Witness  
Printed Name: Soraima I. Martinez  
P.O. Address: 670 W 71st Pl,  
Hialeah FL 33014

Lawrence Trombley  
Lawrence Trombley

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of April, 2026 by Tammy Trombley and Lawrence Trombley who  are personally known or  have produced drivers' licenses as identification.

Notarized online using audio-video communication



Soraima I. Martinez  
Notary Public  
Print Name: Soraima I. Martinez  
My Commission Expires: 04/22/2029