

4/22/2026 10:09 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483841

CONSIDERATION: \$1,010,000.00

DOC TAX: \$7,070.00

RECORD: \$ 19.42

PARCEL ID NO.: 0082100002

Prepared by and return to:

Doc Stamp-Deed: \$7,070.00



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 21st day of April 2026, by and between **MARIBEL FIGUEREDO, a single woman, individually, and as Trustee of the MARIBEL FIGUEREDO REVOCABLE TRUST dated December 22, 2022**, hereinafter referred to as Grantor, whose post office address is 5447 Azure Way, Siesta Key, FL 34242, and **VICTOR THOMAS NADER and CYNTHIA ALLYN NADER, husband and wife**, hereinafter referred to as Grantee, whose post office address is 5432 Cape Leyte Drive, Siesta Key, FL 34242.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 27, Siesta Isles, Unit No. 2, as per plat thereof recorded in Plat Book 11, Page 3, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]

Witness Name: Thomas B. Luzier
50 Central Avenue

Witness Address: Eighth Floor
Sarasota, FL 34236

[Signature]

Witness Name: Lori Molnar

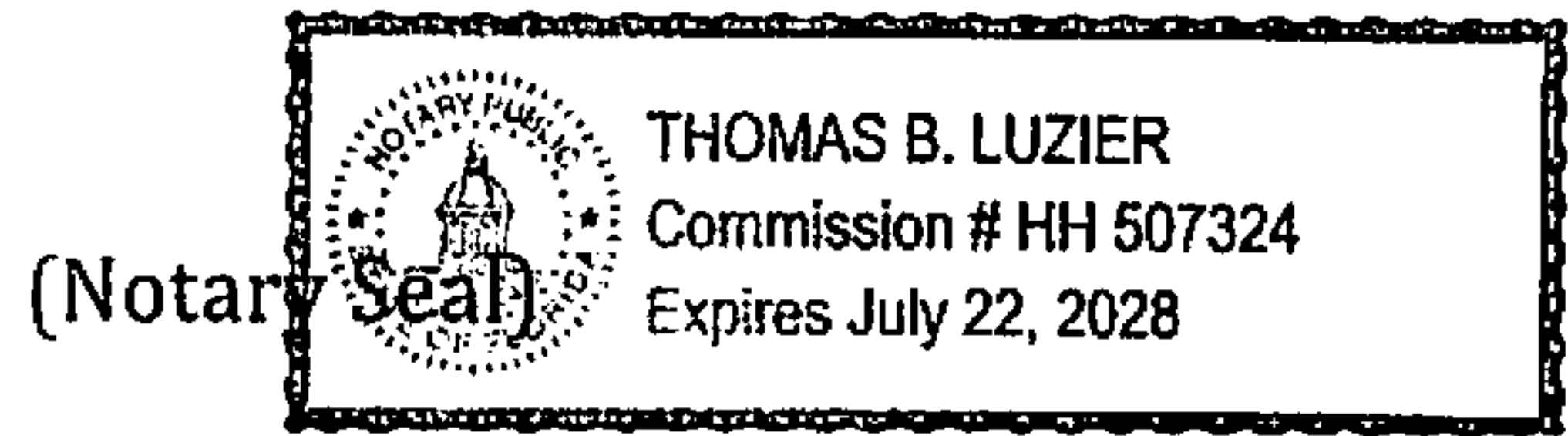
Witness Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

THE MARIBEL FIGUEREDO REVOCABLE TRUST dated December 22, 2022

By: [Signature]
MARIBEL FIGUEREDO, individually,
and as Trustee

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was ~~acknowledged~~ acknowledged before me by means of physical presence or online notarization this 21 day of April 2026 by MARIBEL FIGUEREDO, individually, and as Trustee of the MARIBEL FIGUEREDO REVOCABLE TRUST dated December 22, 2022, who is personally known to me or who has produced [Signature] as identification. If no type of identification is indicated, the above-named person is personally known to me.



[Signature]

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____, and my commission expires on _____.