

4/23/2026 1:17 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484716

Doc Stamp-Deed: \$2,170.00

This Instrument Prepared by:

Kourtnie N. Thompson
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

ANDRES SIERRA CAPITAL LLC
8515 Chamberlain Place
Oviedo, FL 32765
File No.: 2026-04-6571

Parcel Identification Number:
0059-02-0049

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **21st day of April, 2026** between **Julie Kaiyoorawongs, Individually and as Successor Trustee of Elaine M. Gerolmo Second Amended and Restated Revocable Living Trust**, whose mailing address is **3065 Quail Hollow Street, Sarasota, FL 34235** ("**Grantor**") to, **ANDRES SIERRA CAPITAL LLC**, a Florida Limited Liability Company whose mailing address is **8515 Chamberlain Place, Oviedo, FL 32765** ("**Grantee**").

****Said property is NOT the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.****

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota County, Florida** and fully described as follows:

Property Address:

3372 Webber Street, Sarasota, FL 34239

Lot 16, Block 8, South Gate Manor, Unit 2, according to the Plat thereof, recorded in Plat Book 14, Page(s) 3, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

(Handwritten signature)

Print Name: Karen L Hale

Address: 2098 Seminole Blvd
Largo, FL 33778

(Handwritten signature)

Print Name: Matthew Hale

Address: 2098 Seminole Blvd
Largo, FL 33778

GRANTOR:

Elaine M. Gerolmo Second Amended and Restated Revocable Living Trust

By: *(Handwritten signature)*

Julie Kaiyoorawongs, Individually and as Successor Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Julie Kaiyoorawongs, Individually and as Successor Trustee of Elaine M. Gerolmo Second Amended and Restated Revocable Living Trust, who is/are personally known to me or who has/have produced Drivers License as identification.

(Handwritten signature)

Signature of Notary Public

Karen L Hale

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

