

4/24/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485503

Doc Stamp-Deed: \$2,289.00

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-4615.1Y
Consideration: \$327,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 24, 2026, **Gloria George, a single woman**, (henceforth referred to as “Grantor”) of **407 Turtlehead Drive, Longs, SC 29568**, for consideration paid, grant to **Hugo Alejandro Santos Martinez and Kelly Nicole Fairchild, husband and wife**, (henceforth referred to as “Grantee”) of **5157 Island Date Street, Sarasota, FL 34232**, 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 506, BRENTWOOD ESTATES, UNIT NO. 5, as per plat thereof recorded in Plat Book 26, Pages 49 and 49A, of the Public Records of Sarasota County, Florida.

Parcel ID 0063010058

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 24th day of April, 2026.

Gloria George
Gloria George

Aaris Sheets

Witness #1 Signature

Aaris Sheets

Witness #1 Printed Name

P.O. Address:

1261 Olde Henderson Sq Columbus OH 43220

Tonya Ezell

Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

P.O. Address:

5547 Trevesta Pl Palmetto FL 34221

STATE OF Florida
COUNTY OF Manatee

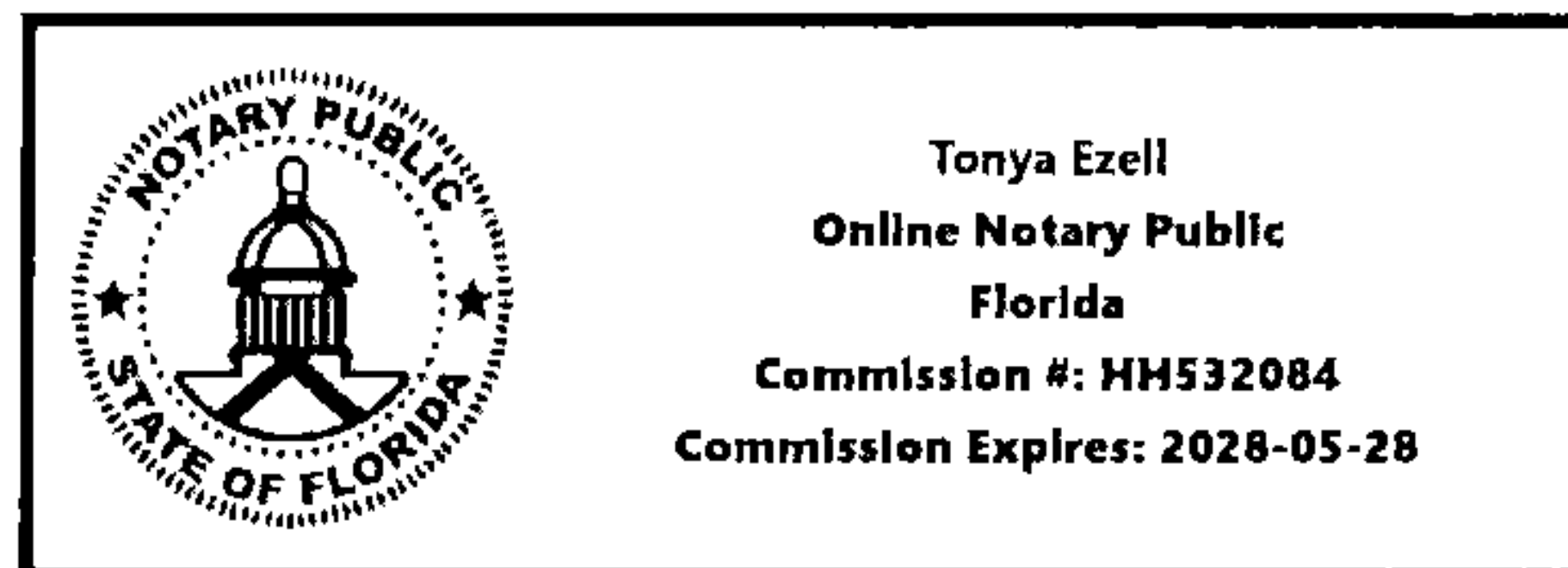
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of April, 2026, by Gloria George, who is personally known to me or who has produced SC DL as identification.

Tonya Ezell

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary



Notarized online using audio-video communication