

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055136 2 PG(S)**

4/24/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485551

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,645.00

File No.: 2026-03-4428

Parcel ID Number: 0033164078

WARRANTY DEED

This **WARRANTY DEED**, made April 24, 2026, by **EUNICE BARRETT, INDIVIDUALLY AND AS TRUSTEE OF U/A DATED JUNE 21, 2000**, whose address is 1021 Royal Gardens Circle, #391, Lake Mary, FL 32746 (the "Grantor"), to **PAULA ESTELA MARTINEZ VOGRINCIO, A SINGLE WOMAN**, whose address is 5206 Wedgewood Lane, 78, Sarasota, FL 34235 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00) and other valuable consideration, 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, Florida**, to-wit:

Unit 78, WEDGEWOOD LAKE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1486, Page 373, as thereafter amended, and as per Plat thereof recorded in Condominium Book 18, Page 9, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nikkia M Green
Signature

Witness Printed Name Nikkia M Green
Witness #1 Address 752 Caterpillar Run
Winter Garden, FL 34787

U/A dated June 21, 2000

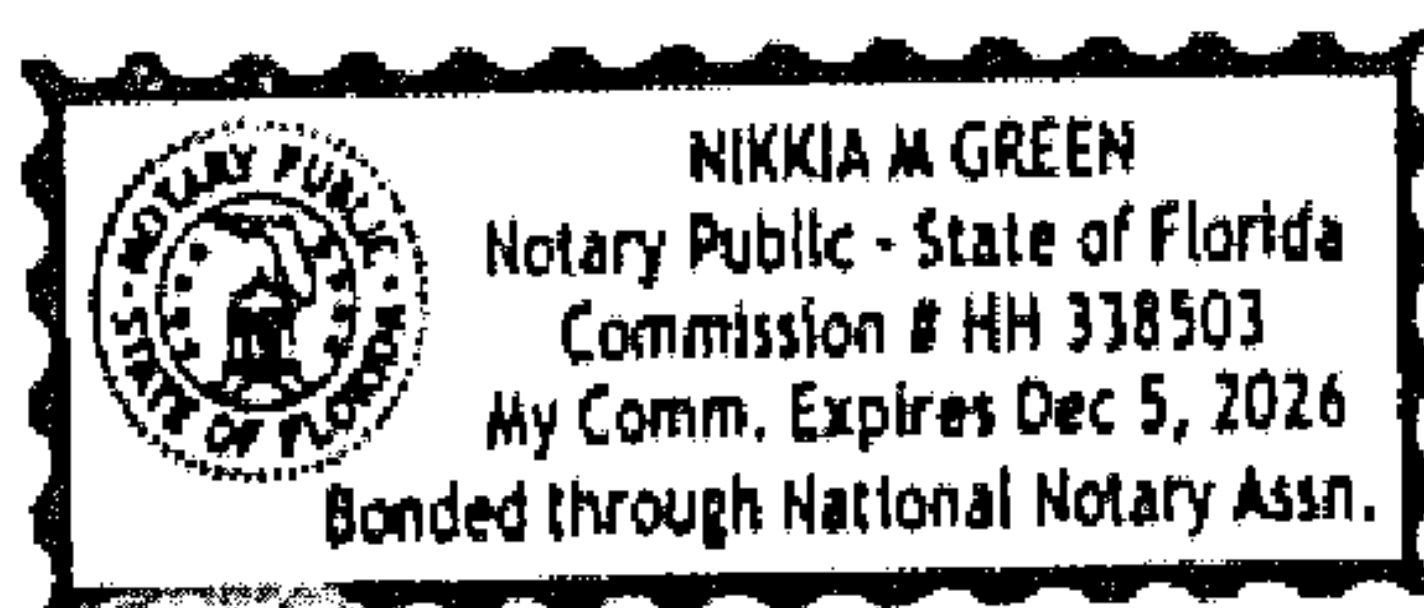
By: Eunice Barrett
Eunice Barrett, Individually and as Trustee

Kayla Sargent
Signature

Witness Printed Name Kayla Sargent
Witness #2 Address 1568 Malaluka St.
Deltona, FL 32725

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 24th day of April, 2026, by Eunice Barrett, Individually and as Trustee of U/A dated June 21, 2000, who is/are personally known to me or who has/have produced FL DL Voter Card as identification.



Nikkia M Green
Notary Public

Print Name: Nikkia M Green
My Commission Expires: 12-5-26