

4/28/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486825

Doc Stamp-Deed: \$2,835.00

Prepared by and return to:

Michelle Obregon  
AMZ TITLE, LLC  
8381 N. Gunn Highway  
Tampa, FL 33626  
(813) 200-6130  
File No 26-8543

Parcel Identification No 0099-05-0011  
Property: 3646 Mary Lane, Sarasota, FL 34238

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of April, 2026 between Ronald Grandelli and Samantha Grandelli, husband and wife, whose post office address is 2961 Valentine Place, Wantagh, NY 11794, Grantors, to Yamila Martinez Garcia and Yankiel Monteaquedo Lopez, wife and husband, whose post office address is 2763 Woodgate Lane, 104, Sarasota, FL 34231, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 2, Block F, Clark Lakes, according to the plat thereof, as recorded in Plat Book 6, Page(s) 29 and 29A, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 2961 Valentine Place, Wantagh, NY 11794.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Melinda Sajous

Witness  
Print Name: Melinda Sajous  
Address: 1951 E State Rd 60  
Valrico FL 33594

Ronald Grandelli

Ronald Grandelli  
Samantha Grandelli  
Samantha Grandelli

Sashey Bigot

Witness  
Print Name: Sashey Bigot  
Address: 21113 Nw 14th Pl  
Miami, Fl 33169

STATE OF Florida  
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 26th day of April, 2026, by Ronald Grandelli and Samantha Grandelli, ( ) who is/are personally known to me or (  ) who has/have produced Passport / Driver license as identification.

Sashey Bigot

Signature of Notary Public

Sashey Bigot

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

