

4/28/2026 5:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3486947

This Instrument Prepared by and Return to:

Savanna Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260605

Parcel ID: **1149216238**

Florida Documentary Stamps in the amount of **\$105.00** have been paid hereon.

Doc Stamp-Deed: **\$105.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **28th day of April, 2026** by

Denise Henry,

whose post office address is 141 Northeast 9th Avenue, Boynton Beach, FL 33435,

herein called the Grantor, to

Emil Dobrzynski and Yerly Yolima Pineda Villamil, Husband and Wife,

whose post office address is 1323 Pierce Street, Apt 404, Clearwater, FL 33756,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (**\$15,000.00**) and other valuable considerations, 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, State of Florida, viz.:

Lot 38, Block 2162, 45th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Pages 38A through 38GG, of the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

The Grantor herein certifies that the property is vacant land and unimproved.

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

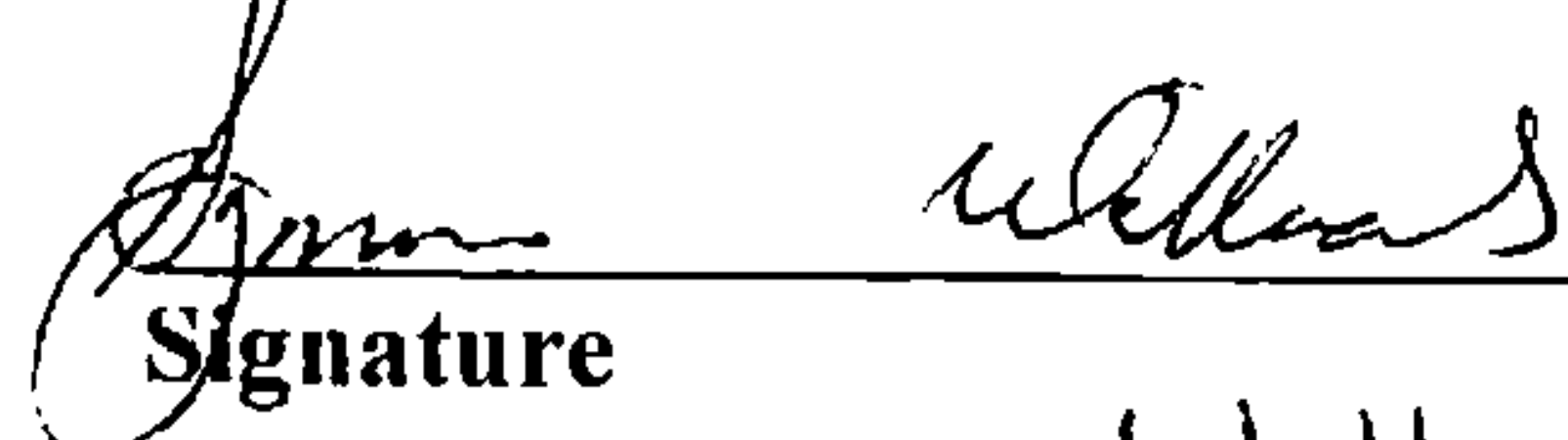
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

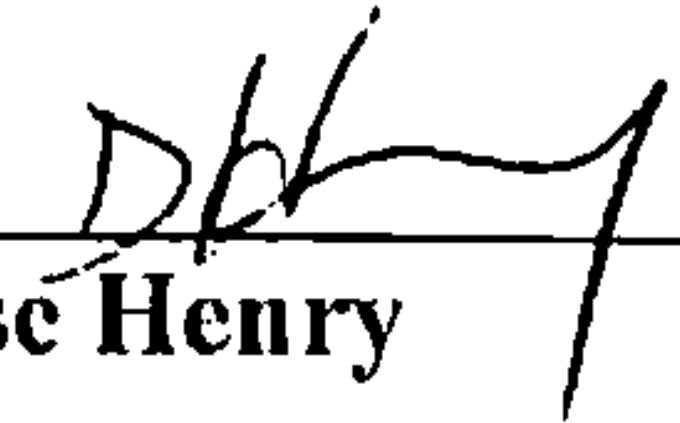
Signed, sealed, and delivered in the presence of:

Witness #1:


Signature

Simone Williams
Printed Name

601 NW 18th / Sunrise Fl 33313
Full Address


Denise Henry

Witness #2:

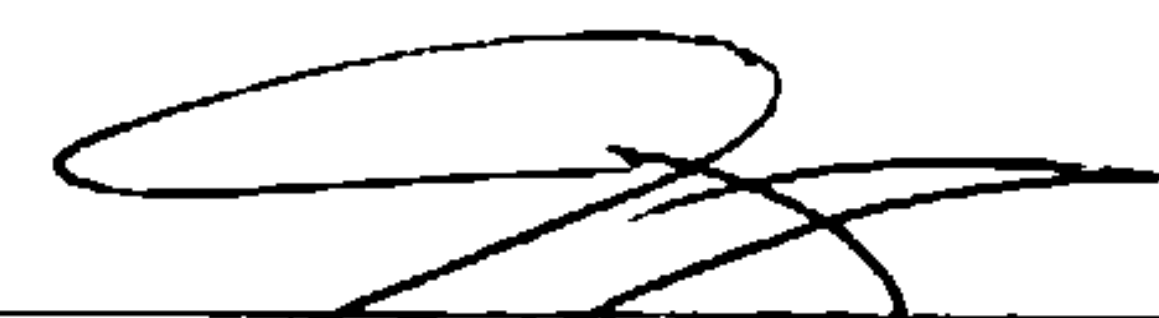

Signature

Jose Vargas
Printed Name

8130 GLADES RD BOCA RATON, FL 33434
Full Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2026, by Denise Henry, who is/are personally known to me or who has/have produced FDL as identification.


Signature of Notary Public

JOSE VARGAS
Print, Type/Stamp Name of Notary



JOSE VARGAS
Commission # HH 350671
Expires January 18, 2027