

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057114 2 PG(S)**

4/29/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487244

Consideration: \$539,000.00

Prepared by and return to:

Opus Title, LLC

Attn: Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-474

Doc Stamp-Deed: \$3,773.00

Property Appraiser's Parcel ID No.: Property 1:

0464080036

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of April, 2026, by and BETWEEN **BLUE AGUA CONSTRUCTION LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **26219 82nd Avenue East, Myakka City, FL 34251** (hereinafter "GRANTOR"), and **NATHAN LEE HURTADO AND HOLLY ANN HURTADO, husband and wife, as tenants by the entirety**, whose address is **1024 Horizon Road, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 26, BLOCK 14, PINEBROOK SOUTH, UNIT III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 48, 48A-48E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that he has full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Geoffrey A. Memard
P.O. Address 4309 17th Ave E
Bradenton, FL 34208

**BLUE AGUA CONSTRUCTION LLC, A
FLORIDA LIMITED LIABILITY COMPANY**

By: [Signature]
Jayne R. Wilson
Its: **Authorized Member**

(2) [Signature]
Printed Name Tyler Alexander
P.O. Address 2132 14th Ave E
Bradenton, FL 34203

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of April, 2026, by Jayme R. Wilson, as Authorized Member of Blue Agua Construction LLC, a Florida limited liability company. (X) who is personally known to me or () who has produced _____ as identification.

[Signature]
Signature of Notary Public

Tyler Alexander
Print. Type Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

