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Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
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File No 4967-26SW-FL

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487251

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WARRANTY DEED

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

This indenture made the 29th day of April, 2026 between Barbara W. Forrest, a single woman, whose post office address is 403 Woodview Way, Bradenton, FL 34212, of the County of Manatee, State of Florida, Grantor, to Marlene R. Espinal and Juan J. Espinal, wife and husband, whose post office address is 4509 North Lake Drive, Sarasota, FL 34232, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 92, Unit No. 3, Sherwood Estates, according to the Plat thereof, recorded in Plat Book 10, Page(s) 61, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2027 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amy Worth

WITNESS #1 SIGNATURE

Barbara W. Forrest

Barbara W. Forrest by Nathan Forrest, her Attorney-In-Fact

Amy Worth

WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Hayley Johnson

WITNESS #2 SIGNATURE

Hayley Johnson

WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 29th day of April, 2026, by Nathan Forrest, as Attorney-In-Fact for Barbara W. Forrest, () who is/are personally known to me or () who has/have produced FL. DRIV. LIC. as identification.

Amy Worth

Signature of Notary Public

Amy Worth

Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# 1357703
Expires 10/26/2028