

4/30/2026 10:17 AM

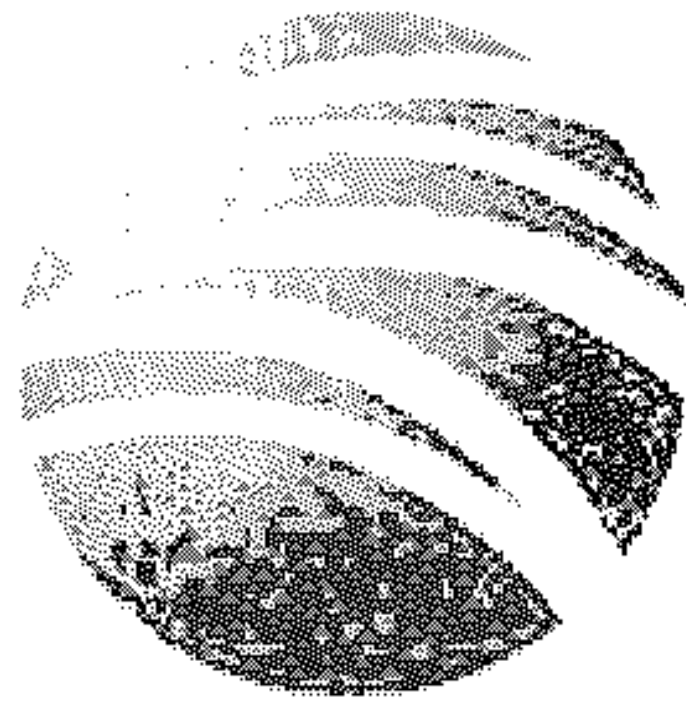
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487636



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$2,170.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02689

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This Warranty Deed

Made this 29 day of April, 2026 by Patricia A. Blow, An Unremarried Widow and Madonna Villarreal, A Single Woman, hereinafter called the Grantor, to Paul J. Guidos and Annamaria Guidos, Husband And Wife, whose post office address is: 4812 Limetree Lane, Venice, FL 34293, hereinafter called 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 Ten Dollars (\$10.00) 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 situated in Sarasota County, Florida, viz:

Lot, 36 Block 4, Southwood Section "C" according to the plat thereof, recorded in Plat Book 32 Page(s). 33, 33A-33C, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0446020021

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Signed, sealed and delivered in our presence:

Mary Albritton
Witness: (Signature)

Printed Name Mary Albritton

4937 Tamarack Trail
Address

Venice, Florida 34293
City, State, Zip

Patricia A. Blow

Patricia A. Blow
1710 Foxfire Drive
Round Rock, TX 78681

Madonna Villarreal

Madonna Villarreal
1710 Foxfire Drive
Round Rock, TX 78681

[Signature]
Witness: (Signature)

Printed Name STEPHANIE FLINT

304 W. VENICE AVE #302
Address

VENICE, FL 34285.
City, State, Zip

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026 by Patricia A. Blow, Madonna Villarreal,, who: is personally known to me or produced photo as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

