

4/30/2026 10:24 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487653

Doc Stamp-Deed: \$840.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: 2026-145
Consideration: \$120,000.00

GUARDIAN'S DEED

INDENTURE MADE THIS 30th day of April, 2026, by and between **Kristin Hirsch and Frank Hirsch, wife and husband, by Anne Ridings, as Guardian of the person and property of Kristin Hirsch, and Ivana Scarr, as Guardian of the person and property of Frank Hirsch**, hereinafter called grantor and whose post office address is **PO Box 49375, Sarasota, FL 34230**, to **Yunior Valdes, a single man**, hereinafter called grantee and whose post office address is **5446 Terrell Road, Mount Dora, FL 32757**.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, the following described property situated in Sarasota County, Florida to-wit:

LOT 25 AND BOAT BASIN LOT 25, MOBILE CITY, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 37, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0384140110

This conveyance is made by the authority granted under the laws of Florida to the said Guardian, and pursuant to an Order of the Circuit Court dated April 15, 2026, authorizing the sale of property, file #2024-GA-2115-SC and approving the terms thereof, on behalf of Kristin Hirsch, and pursuant to an Order of the Circuit Court dated April 22, 2026, authorizing the sale of property, file #2025-GA-5367-SC, and approving the terms thereof, on behalf of Frank Hirsch.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2025.

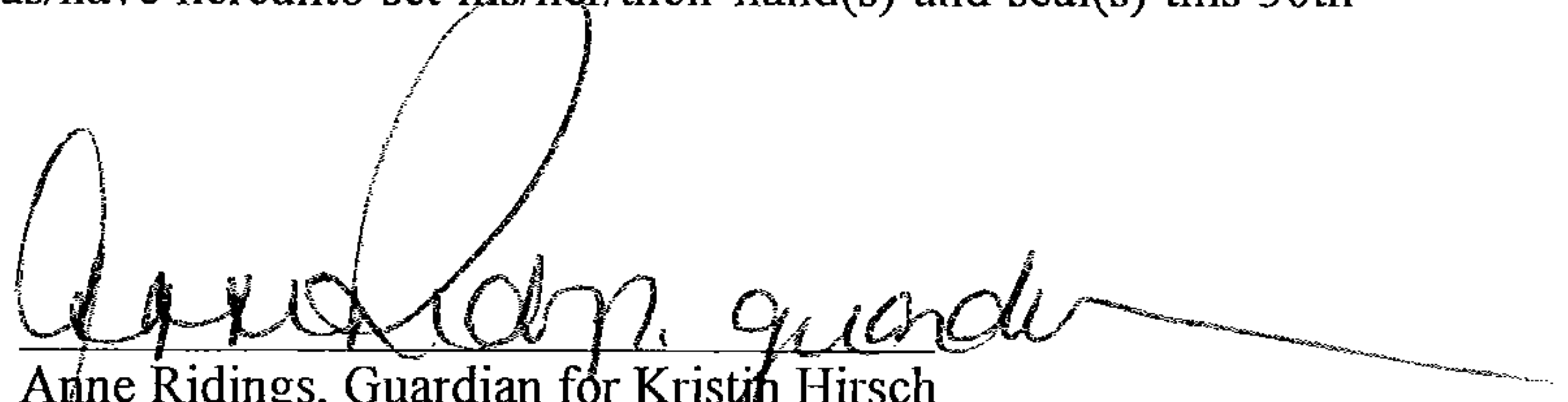
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

(Signature and notary page to follow)

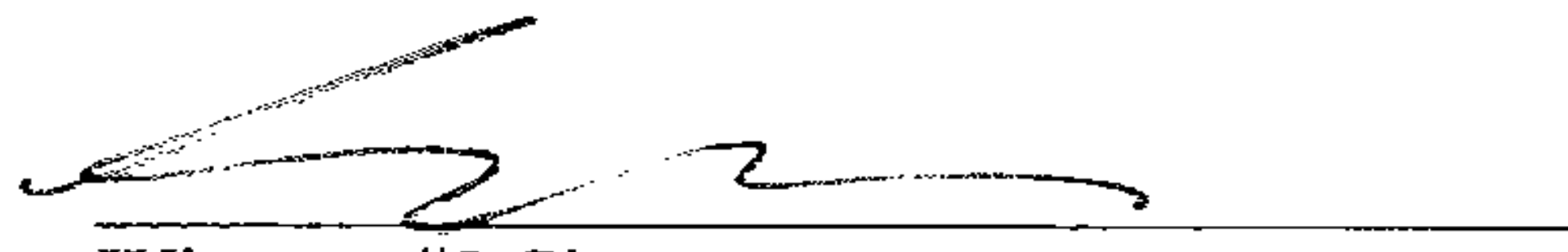
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of April, 2026.


Anne Ridings, Guardian for Kristin Hirsch


Witness #1 Signature

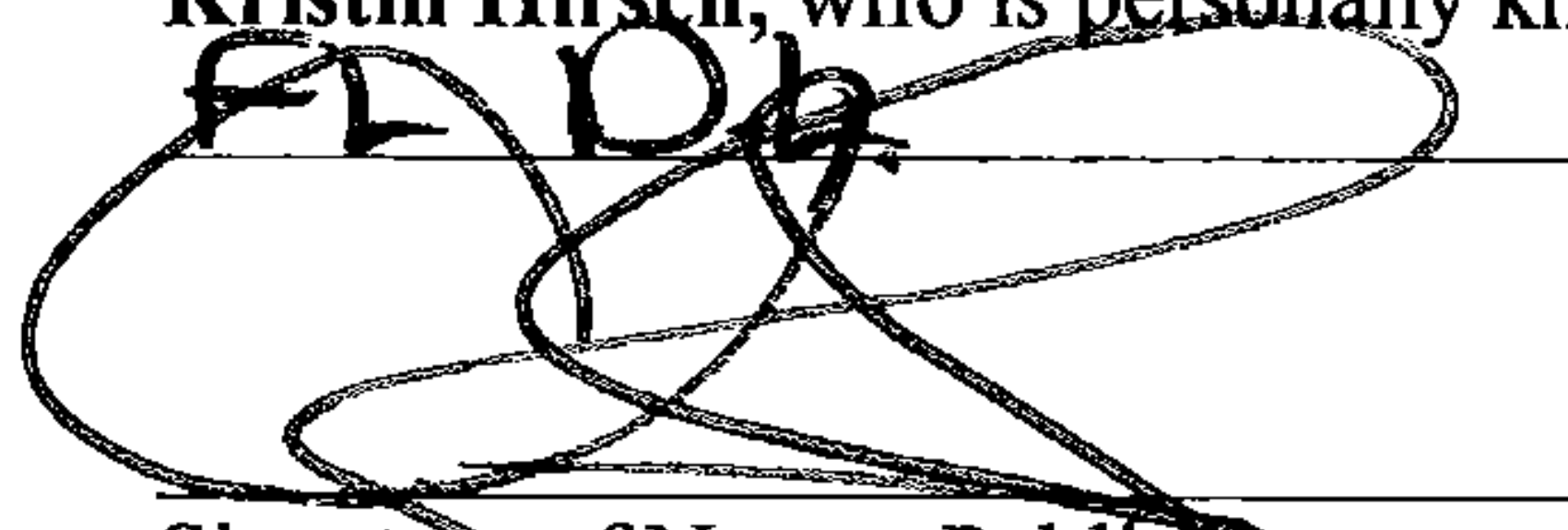
Theresa L. Morton
Witness #1 Printed Name
P.O. Address: 49375
Sarasota, FL 34230

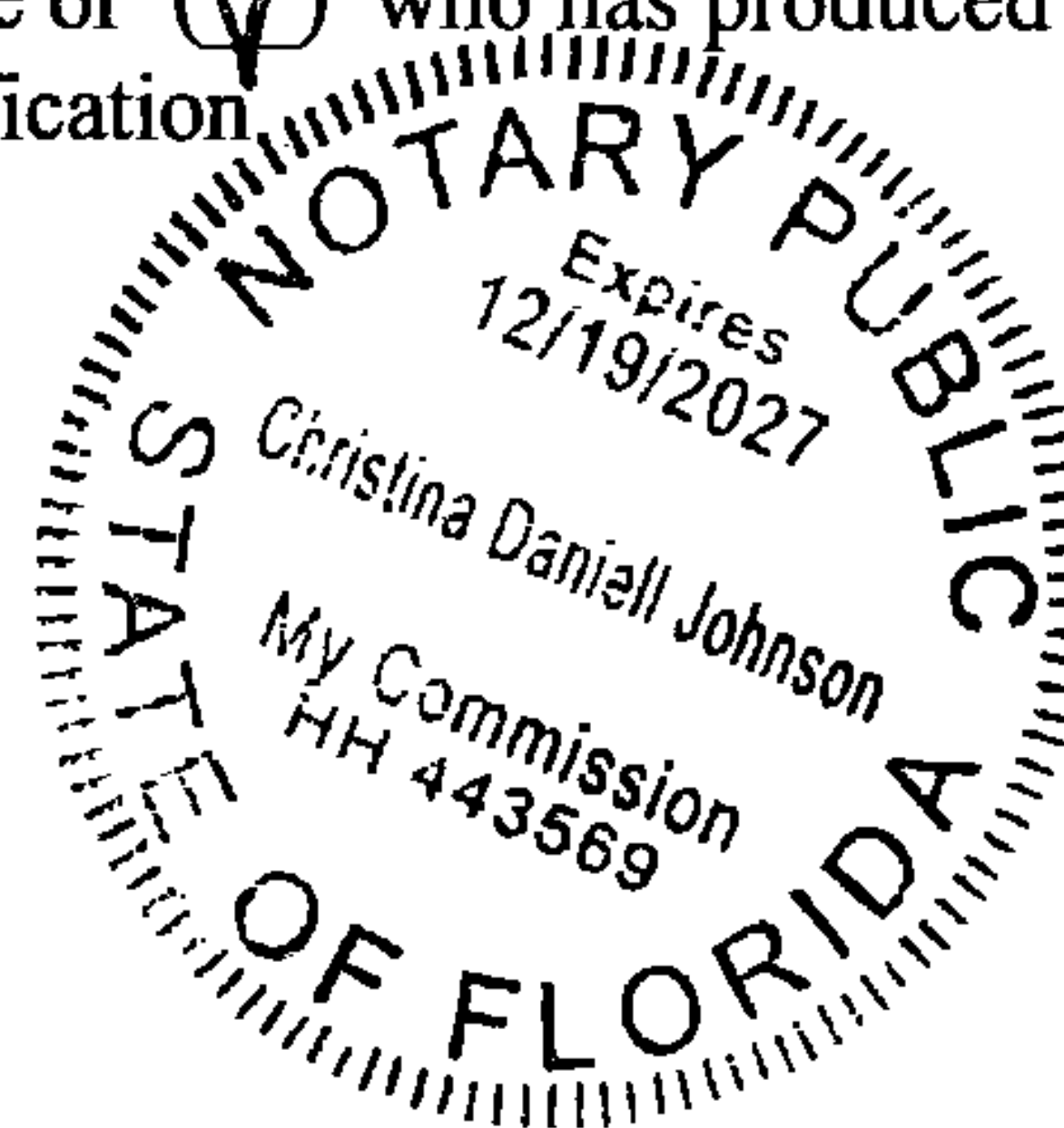

Witness #2 Signature

Emily Blair
Witness #2 Printed Name
P.O. Address: 49375
Sarasota, FL 34230

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 **Anne Ridings**, as **Guardian of the person and property of Kristin Hirsch**, who is personally known to me or who has produced FL ID as identification.


Signature of Notary Public
Christina D. Johnson
46 N Washington Blvd #15
Sarasota, FL 34236
Print, Type/Stamp Name of Notary



(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of April, 2026.

Ivana Scarr, Guardian for Frank Hirsch
Ivana Scarr, Guardian for Frank Hirsch

Theresa L. Morton
Witness #1 Signature

Theresa L Morton
Witness #1 Printed Name
P.O. Address: 49375
Sarasota, FL 34230

Emily Blair
Witness #2 Signature

Emily Blair
Witness #2 Printed Name
P.O. Address: 49375
Sarasota, FL 34230

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 **Ivana Scarr**, as **Guardian of the person and property of Frank Hirsch**, who is personally known to me or who has produced ADL as identification.

Christina D. Johnson
Signature of Notary Public

Christina D. Johnson
1111 Washington Blvd #15
Print, Type or Stamp Name of Notary

