

Prepared by and return to:
Katherine Aliza Brownell
Shemtov Title LLC
1113 Southeast 47th Terrace
Suite 5
Cape Coral, FL 33904
(239) 703-7797
File No 26-0100-KB

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058263 2 PG(S)**

4/30/2026 4:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488201

Doc Stamp-Deed: \$1,155.00

Parcel Identification No 0402071049

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WARRANTY DEED

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

This indenture made the **1st day of May, 2026** between **Gerald W. Ellis, a married man, as his sole and separate property**, whose post office address is **824 South Lakeside Drive, Syracuse, IN 46567**, of the County of Kosciusko, State of Indiana, Grantor, to **Joel Garcia Mejia, an unmarried man, and Aracely Vargas Rosas, an unmarried person, as joint tenants with right of survivorship**, whose post office address is **5003 West Cay Lane, Herriman, UT 84096** of the County of Salt Lake, State of Utah, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (U.S.\$165,000.00) 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:

UNIT NO. 217, BUILDING NO. 4, GOLFVIEW CONDOMINIUMS, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1828, PAGE 275, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 824 South Lakeside Drive, Syracuse, IN 46567.

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

Subject to taxes for 2026 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:

Gerald W. Ellis by Kip Ellis, his Attorney-in-fact
Gerald W. Ellis by Kip Ellis, his Attorney-In-Fact

Christine Velez
WITNESS 1
PRINT NAME: Christine Velez

1113 SE 47th Ter, #5, Cape Coral, FL 33904

WITNESS 1 ADDRESS

[Signature]
WITNESS 2
PRINT NAME: Sasha Zuckerman

2964 Old Orchard Rd, Jacksonville, FL 32257

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 28th day of April, 2026, by Kip Ellis, as Attorney-In-Fact for Gerald W. Ellis, () who is/are personally known to me or () who has/have produced IN DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

	Sasha Zuckerman Electronic Notary Public State of Florida Commission #: HH 475288 Commission Expires: 04/16/2028
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