

5/5/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490132

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 331684-420147

Doc Stamp-Deed: \$5,775.00

Consideration: \$825,000.00

Doc Stamps: \$5,775.00

Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 5th day of May, 2026, by Myrdalis Diaz-Ramirez, a single woman and Tomas R. Rodriguez, a single man, individually and as Trustees of the Myrdalis Diaz-Ramirez Revocable Trust, dated July 13, 2007 ("Grantor") to Billy Clayton Weinstein, III and Mary Teresa Raymond, husband and wife, as tenants by the entirety, whose post office address is 1533 Oak Way, Sarasota, FL 34232 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 78, LAKES ESTATES III OF SARASOTA, as per plat thereof recorded in Plat Book 32, Pages 2, 2A through 2H, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is .

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: J. Bowen
Witness#1 Print: JILL BOWEN

Witness #1 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

Witness#2 Sign: Katie Melich
Witness#2 Print: Katie Melich
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

Myrdalis
Myrdalis Diaz-Ramirez, individually and as
Trustee of the Myrdalis Diaz-Ramirez
Revocable Trust, dated July 13, 2007
Address: 4700 North Habana Avenue
Tampa, FL 33614

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of May, 2026, by Myrdalis Diaz-Ramirez, individually and as Trustee of the Myrdalis Diaz-Ramirez Revocable Trust, dated July 13, 2007.



J. Bowen
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification X
Type of identification produced FL DL

WITNESSES:

Witness#1 Sign: J. Bowen
Witness#1 Print: JILL BOWEN

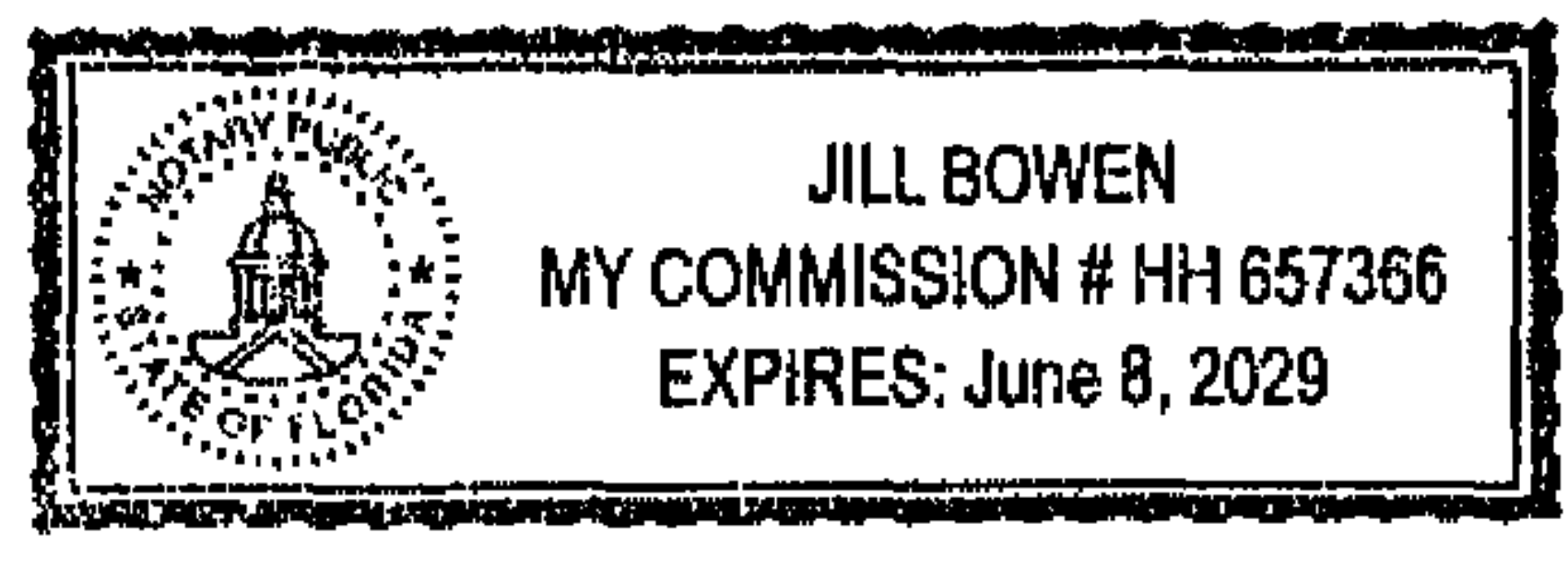
Witness #1 Address: 240 S Pineapple Ave
Sarasota, FL 34236

Witness#2 Sign: Katie Miller
Witness#2 Print: Katie Miller
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

Tomas R. Rodriguez
Tomas R. Rodriguez, individually and as
Trustee of the Myrdalis Diaz-Ramirez
Revocable Trust, dated July 13, 2007
Address: 4700 North Habana Avenue
Tampa, FL 33614

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of May, 2026, by Tomas R. Rodriguez, individually and as Trustee of the Myrdalis Diaz-Ramirez Revocable Trust, dated July 13, 2007.



J. Bowen
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification X
Type of identification produced FL DL