

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062037 2 PG(S)**

Consideration: \$410,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48468-001

5/7/2026 3:14 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491426

Doc Stamp-Deed: \$2,870.00

Property Appraiser's Parcel ID No.: 0238-15-0033

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of May, 2026, by and between **JESSE D. BAUER, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JANET L. RIEGER REVOCABLE LIVING TRUST DATED MARCH 5, 1998, AS AMENDED JULY 12, 2024**, whose address is **2001 Siesta Drive, Suite 202, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **GABRIELLA MARIA HERNANDEZ, A SINGLE WOMAN**, whose address is **6600 Deering Circle, Sarasota, FL 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 1, DEERFIELD PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 24 AND 24A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Justin P. Smith
P.O. Address 3705 S. TAMiami TRl.
SARASOTA, FL 34239

(2) [Signature]
Printed Name CAROLINA ROCHA-JAJE
P.O. Address 3700 S. TAMiami TRl.
SARASOTA, FL 34239

GRANTOR:

JESSE D. BAUER, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JANET L. RIEGER REVOCABLE LIVING TRUST DATED MARCH 5, 1998, AS AMENDED JULY 12, 2024

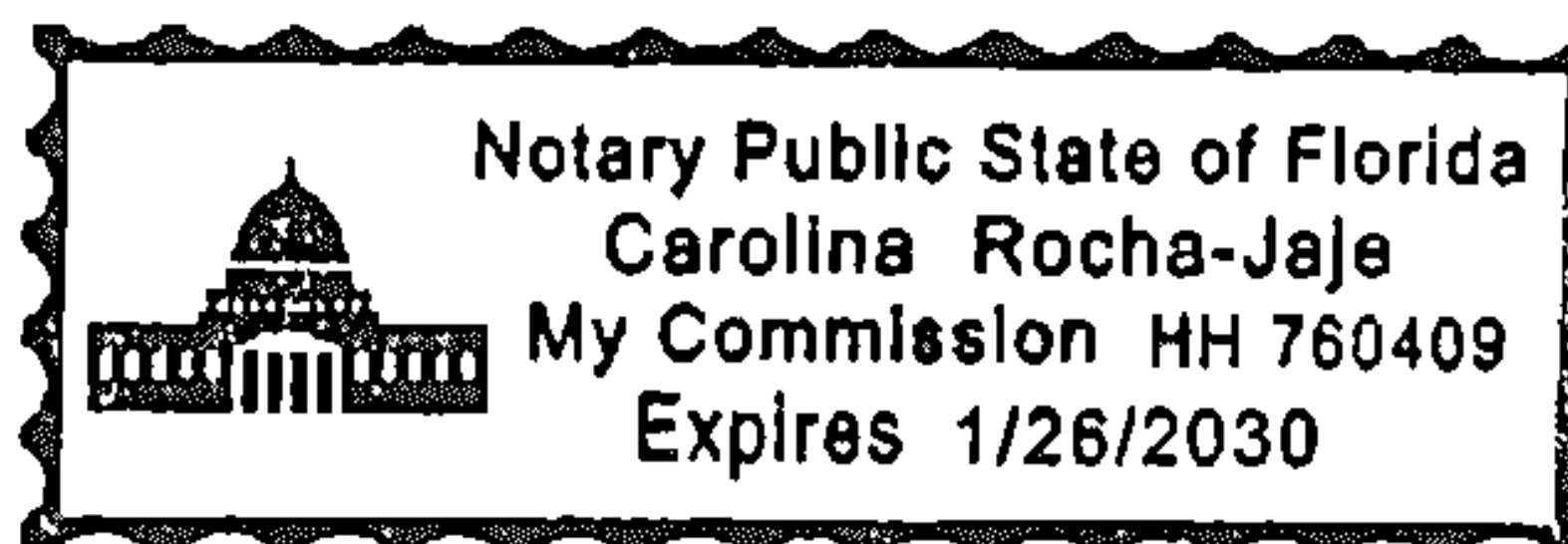
By: [Signature]
Jesse D. Bauer, Individually and as Successor Trustee aforesaid

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of APRIL, 2026, by Jesse D. Bauer, Individually and as Successor Trustee of The Janet L. Rieger Revocable Living Trust Dated March 5, 1998, as amended July 12, 2024, who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary