

5/8/2026 11:42 AM

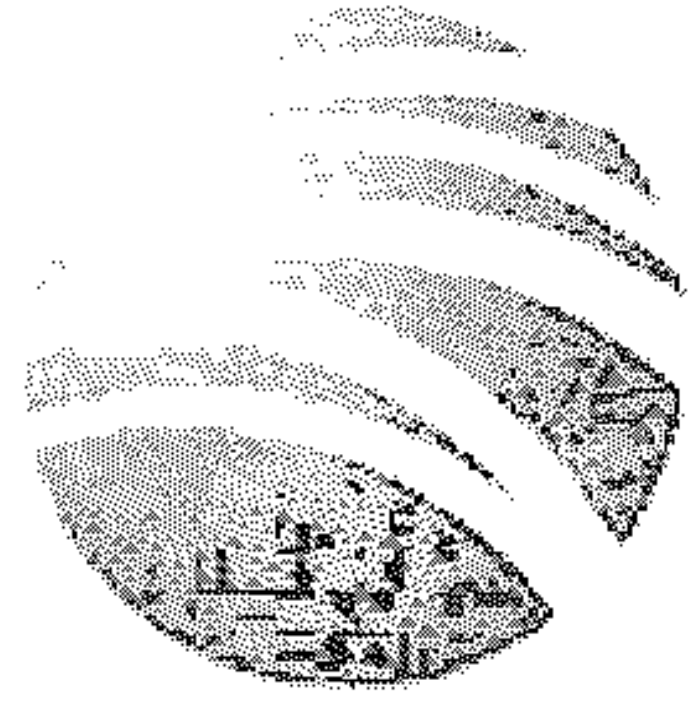
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491618



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$3,080.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02931

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This Warranty Deed

Made this 7 day of May, 2026 by Amy Jo Hander, A Single Woman, hereinafter called the Grantor, to Luisa Hidalgo Arochena, A Single Woman, whose post office address is: 601 Citrus Rd, 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:

Lots 2538, 2539 and 2540, of SOUTH VENICE, UNIT No. 8, according to plat thereof as recorded in Plat Book 6, Page 38, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0459150124

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:

Witness: (Signature) [Signature]
Printed Name Stephanie Flint
304 W. Venice Ave #302
Address
Venice, FL 34285
City, State, Zip

Amy Jo Hander
Amy Jo Hander
9704 Beaming Rd Unit 8201
Venice, FL 34292

Witness: (Signature) [Signature]
Printed Name Anne M. Edelman
331 W. Venice Ave
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 5 day of May, 2026, by Amy Jo Hander, who: is personally known to me or produced photo ID as identification.

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

