

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026062526 2 PG(S)**

After Recording Return to:  
Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

5/8/2026 1:56 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

This Instrument Prepared by:  
Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

**SIMPLIFILE**

Receipt # 3491887

**Doc Stamp-Deed: \$2,415.00**

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
0062-02-0055  
File No.: 2884351

## **WARRANTY DEED**

**This Warranty Deed, Made the 7<sup>th</sup> day of May, 2026, by Christopher Giuffre, a single man, whose post office address is: 7305 Crape Myrtle Way, Sarasota, FL 34241, hereinafter called the "Grantor", to Eduardo O Hernandez Guerrero and Maria I Becerril Guzman, husband and wife and Oscar E Hernandez Becerril, a single man, as joint tenants with right of survivorship, whose post office address is: 4918 Gold Trees Way, Sarasota, FL 34232, hereinafter called the "Grantee".**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

Lot 127, UNIT NO. I BRENTWOOD ESTATES SUBDIVISION, according to the Map or Plat thereof, as recorded in Plat Book 12, Page 6, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

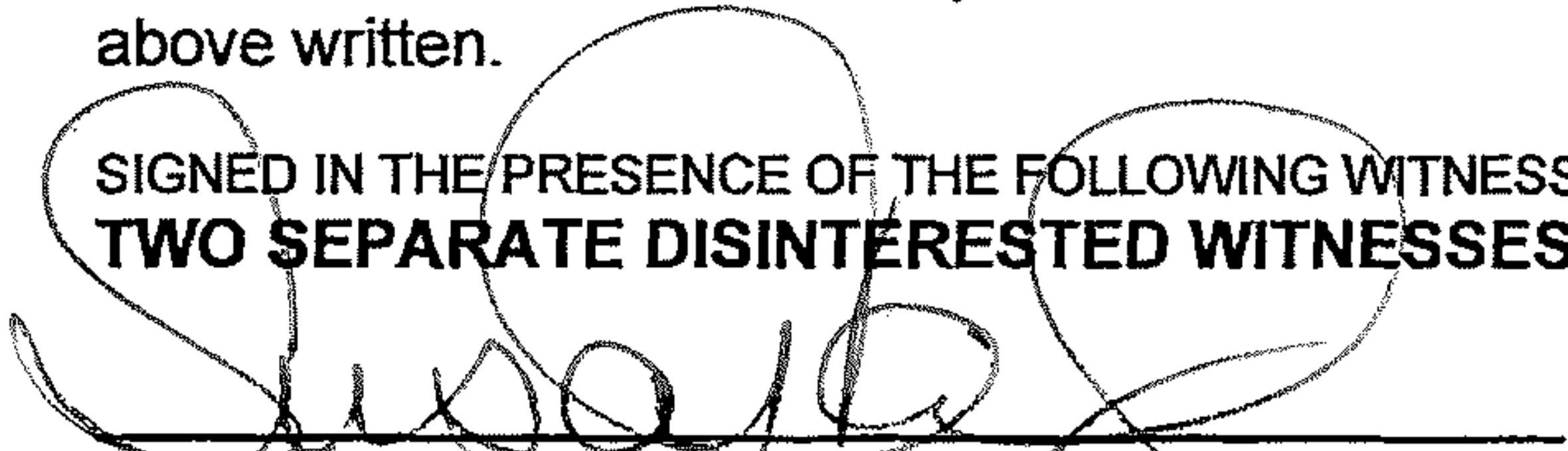
**To Have and to Hold**, the same in fee simple forever.


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

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

  
\_\_\_\_\_  
Witness 1 Signature

  
\_\_\_\_\_  
Christopher Giuffre

Witness 1 Printed Name and Post Office Address:

Susan Hirtzel  
2033 Main St #200  
Sarasota FL 34237

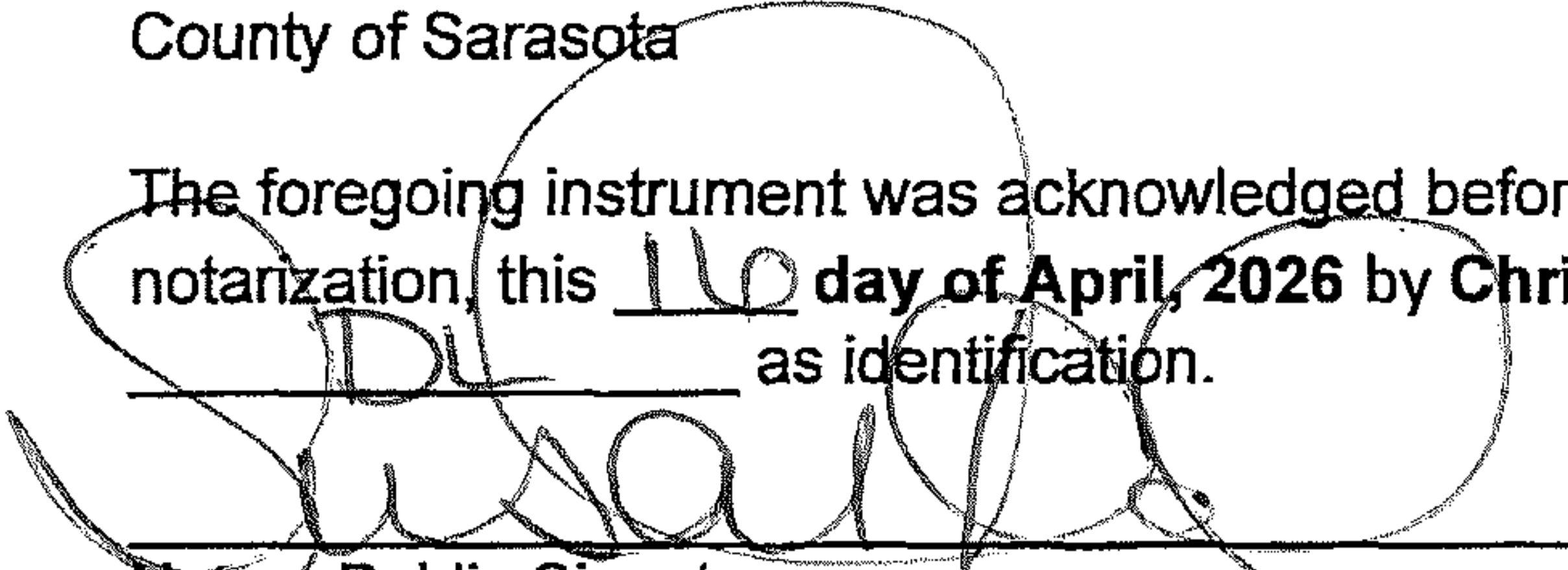
  
\_\_\_\_\_  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Andrea Tatro  
2033 Main St #200  
Sarasota, FL 34237

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of April, 2026 by Christopher Giuffre, a single man, who has produced DL as identification.

  
\_\_\_\_\_  
Notary Public Signature

My Commission Expires: \_\_\_\_\_  
(SEAL)

Printed Name: Susan Hirtzel

Online Notary (Check Box if acknowledgment done by Online Notarization)

