

5/11/2026 5:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492748

Doc Stamp-Deed: \$2,029.30

Prepared by and Recording requested by:  
John E. Wickman, Esquire  
CLOSING PROS LLC  
46 North Washington Boulevard, Ste. 15  
Sarasota, FL 34236

File Number: CP-3205.5Y  
Consideration: \$289,900.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 8th day of May, 2026 between Bonnie S. Burris, as to 37.50% interest, whose mailing address is 8989 SW 57<sup>th</sup> Place Rd., Ocala, FL 34481, Karen Lohmer, as to 37.50% interest, whose mailing address is 4662 Breezy Pines Blvd., Sarasota, FL 34232, and Christina Mynatt, as to 25% interest, whose mailing address is 4415 Sandner Dr., Sarasota, FL 34233 ("Grantor") to, Johan Manuel Milo Perez, a married man, whose mailing address is 3308 Bailey Street, Sarasota, FL 34237 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Sarasota County, Florida and fully described as follows:

**Lot 238, Kensington Park Unit 2, according to plat thereof as recorded in Plat Book 9, Page 65, of the Public Records of Sarasota County, Florida.**

**Parcel ID 0042160043**

Said property is not the homestead of the grantor under the laws and Constitution of the State of Florida in that neither the grantor nor any member of the household of grantor resides thereon.

Katherine L. Hynes a/k/a Katherine Louise Hynes, deceased was not survived by a spouse or minor child.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever,

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

(Signature and notary page to follow)

(Signature and notary page for Special Warranty Deed)

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

*Bonnie S. Burris*

Bonnie S. Burris

*Raymond Ezell*

Witness #1 Signature

Raymond Ezell

Witness #1 Printed Name

P.O. Address:

5547 Trevesta Pl Palmetto FL 34221

*Tonya Ezell*

Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

P.O. Address:

5547 Trevesta Pl Palmetto FL 34221

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of May, 2026, by Bonnie S. Burris,  who is personally known to me or  who has produced FL DL as identification.

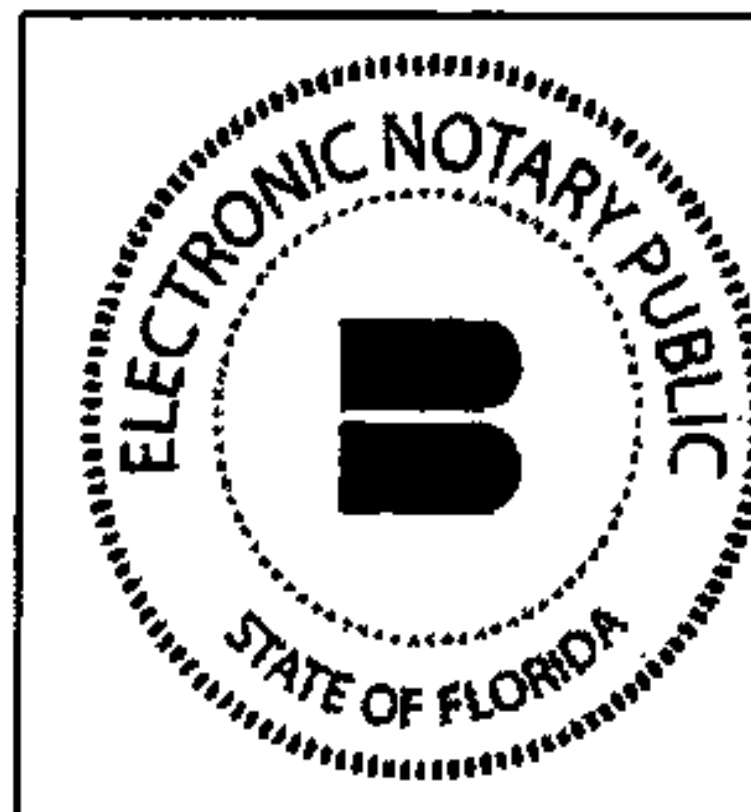
*Tonya Ezell*

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



Tonya Ezell  
Electronic Notary Public  
State of Florida  
Commission #: HH532084  
Commission Expires: 05/28/2028

(Signature and notary page for Special Warranty Deed)

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Karen Lohmer  
Karen Lohmer

[Signature]  
Witness #1 Signature

Witness #1 Printed Name  
P.O. Address: Christina D. Johnson  
46 N Washington Blvd #15  
Sarasota, FL 34236

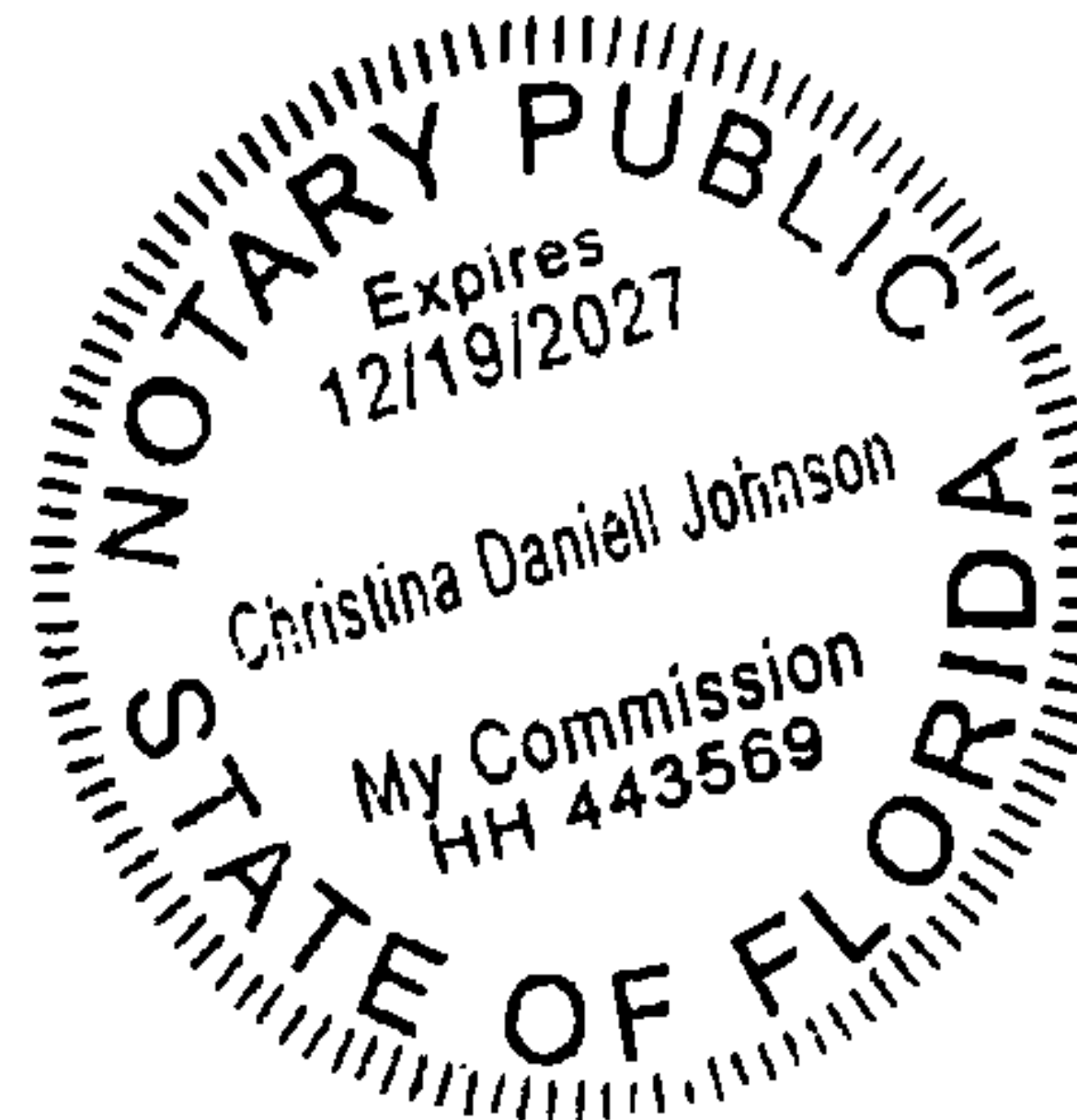
[Signature]  
Witness #2 Signature

Juanita A. Cedillo  
Witness #2 Printed Name 46 N Washington Blvd #15  
P.O. Address: Sarasota, FL 34236

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of May, 2026, by Karen Lohmer,  who is personally known to me or  who has produced FL ID as identification.

[Signature]  
Signature of Notary Public  
Christina D. Johnson  
46 N Washington Blvd #15  
Print, Type/Stamp Sarasota, FL 34236  
Name of Notary



(Signature and notary page for Special Warranty Deed)

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

*Christina Mynatt*  
Christina Mynatt

*[Signature]*  
\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #1 Printed Name **John E. Wickman**  
P.O. Address: **46 N Washington Blvd #15**  
**Sarasota, FL 34236**

*[Signature]*  
\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name **Christina D. Johnson**  
P.O. Address: **46 N Washington Blvd #15**  
**Sarasota, FL 34236**

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of May, 2026, by Christina Mynatt,  who is personally known to me or  who has produced FL DL. as identification.

*[Signature]*  
\_\_\_\_\_  
Signature of Notary Public **Christina D. Johnson**  
**46 N Washington Blvd #15**  
**Sarasota, FL 34236**

Print, Type/Stamp Name of Notary