

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065651 2 PG(S)**

Consideration: \$270,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48721-001

**5/15/2026 9:54 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494596**

Doc Stamp-Deed: \$1,890.00

Property Appraiser's Parcel ID No.: 0072070004

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 14th day of May, 2026, by and between **CHARLES F. PHELPS, JR. AND GINA B. PHELPS, INDIVIDUALLY AND AS TRUSTEES OF THE PHELPS REVOCABLE LIVING TRUST U/A/D 9/25/2024**, whose address is **9648 South Pines Road, Warrenton, VA 20186** (hereinafter "GRANTOR"), and **ISMAEL ENRIQUE NARANJO RAMOS, A SINGLE MAN, AND MARIA JULIA AREVALO JIMENEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **4108 Nelson Avenue, Sarasota, FL 34231** (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 19, BLOCK H, DIXIE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 147, 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(s) herein represent that they are the sole trustees 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(s).

(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)

Printed Name Christy minor

P.O. Address 340 Waterloo St
Warrenton VA 20186

(2)

Printed Name Vanity Jackson

P.O. Address 340 Water-100 St
Warrenton VA 20186

GRANTOR:

**Charles F. Phelps, Jr. and Gina B. Phelps,
individually and as Trustees of the Phelps
Revocable Living Trust u/a/d 9/25/2024**

By:

Charles F. Phelps, Jr., individually and as
Trustee aforesaid

By:

Gina B. Phelps, individually and as Trustee
aforesaid

STATE OF Virginia
COUNTY OF Fauquier

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 11th day of May, 2026, by Charles F. Phelps, Jr. and Gina B. Phelps, individually and as Trustees of the Phelps Revocable Living Trust u/a/d 9/25/2024, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Vanity Jackson
Print, Type/Stamp Name of Notary

VANITY JACKSON
NOTARY PUBLIC
REGISTRATION # 00371808
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2030