

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066075 2 PG(S)**

5/15/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494968

Doc Stamp-Deed: \$1,750.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6532

Purchase Price: \$250,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,750.00

Parcel Identification No.: 0066102014

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE made this **15th day of May, 2026**, between **Robert Hedgepeth, an unmarried man**, whose post office address is **1724 Hagans Ridge Court, Green Cove Springs, FL 32043**, Grantor, to **Luz Patricia Mosquera, a single woman**, whose post office address is **4132 Salernes Avenue, #3095, Sarasota, FL 34233**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 3095, CASA DEL SOL, SECTION IV, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2068, Page 1246, as thereafter amended, and as per Plat thereof recorded in Condominium Book 27, Page 28, as thereafter amended, of the Public Records of Sarasota County, Florida.

Together with all 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Debra Ryan

Printed Name: Debra Ryan

P.O. Address: 725 South Epperson St
Stance FL 32091

Robert Hedgepeth
Robert Hedgepeth

WITNESSES #2:

Bruce E. Hedgepeth

Printed Name: Bruce E. Hedgepeth

P.O. Address: 1724 Hagans Ridge Ct.
Green Cove Springs, FL 32043

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4 day of May, 2026, by Robert Hedgepeth. (☐) who is/are personally known to me or (☒) who has/have produced Driver License as identification.

Debra Ryan
Signature of Notary Public

Debra Ryan
Print, Type/Stamp Name of Notary

