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INSTRUMENT # 2026066655 2 PG(S)

5/18/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495407

Prepared by and return to:

Vilmarys Metropulos
Z Title Group LLC
890 Northern Way
C-1
Winter Springs, FL 32708
(407) 591-3988
File No ZT26-0407

Doc Stamp-Deed: \$2,799.30

Parcel Identification No 0042060036

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13 day of May, 2026, between Raegina Washington, a single woman, and Theresa Chestnut, a married woman, whose post office address is 1105 Grantham Drive, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantors, to Yaima Y Reyna Rojas and Roberto C Paz Amado, wife and husband, as tenants by the entirety, whose post office address is 2380 Lockwood Meadows Way, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantees:

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

Lot 35, Lockwood Meadows Unit 1, according to the Plat thereof, recorded in Plat Book 27, Page(s) 26, 26A through 26C, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

R. Washington
Raegina Washington

Theresa Chestnut
Theresa Chestnut

Rocio Nata I
WITNESS
PRINT NAME: Rocio Nata I

2580 University Hwy
Sarasota FL 34243
WITNESS 1 ADDRESS

Maria Forero
WITNESS
PRINT NAME: Maria Forero

2580 University Hwy
Sarasota FL 34243
WITNESS 2 ADDRESS

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 Raegina Washington and Theresa Chestnut, who is/are personally known to me or who has/have produced FDNA as identification.

Maria Forero
Signature of Notary Public

Print, Type/Stamp Name of Notary

