

Consideration: \$222,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48626-001

5/19/2026 10:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495890

Doc Stamp-Deed: \$1,554.00

Property Appraiser's Parcel ID No.: 0041-05-0022

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **JACQUELINE FENDRICK, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN KROSS, DECEASED**, whose address is **6351 274th Street East, Myakka City, FL 34251** (hereinafter "GRANTOR"), and **ALBERTO GARCIA, A SINGLE MAN** whose address is **3707 Schwalbe Drive, Sarasota, FL 34235**, and **LUIS VELAZQUEZ, A SINGLE MAN, TOGETHER AS TENANTS IN COMMON**, whose address is **3707 Schwalbe Drive, Sarasota, FL 34235** (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 310, KENSINGTON PARK, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 71 AND 71A, 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.

(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)

[Signature]
Printed Name Angie Valderrama
P.O. Address 3700 S. Tamiami Trl
Sarasota, FL 34239

(2)

[Signature]
Printed Name Gabrielle Turpin
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

GRANTOR:

THE ESTATE OF JOHN KROSS, DECEASED

By:

[Signature]
Jacqueline Fendrick, as Personal Representative

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2026, by Jacqueline Fendrick, as Personal Representative of The Estate of John Kross, deceased, who is personally known to me or who has produced Florida Drivers License as identification.

[Signature]
Signature of Notary Public



ANGELA P. VALDERRAMA
Commission # HH 494968
Expires June 9, 2028

Print, Type/Stamp Name of Notary