

5/19/2026 10:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495913

Prepared by and return to:

Joseph McSherry
Assurity Title LLC
10129 Gallant Lane
Tampa, FL 33625
(813) 556-7501
File No 2026-2609
Consideration: 210,000.00
Parcel Identification No 0451-06-0061

Doc Stamp-Deed: \$1,470.00

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 15th day of May, 2026 between Claudia L. Albert a/k/a Claudia L. Henry and Luther W. Henry Jr., wife and husband, and Glenn Charles Albert, an unmarried man, whose post office address is 3090 Sunset Beach Dr. Venice, FL 34293, of the County of Sarasota, State of Florida, Grantors, to Yogita Jitendra Patel, an unmarried person, whose post office address is 3090 Sunset Beach Drive, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantee:

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 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:

Lot 52, Sunset Beach - Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 62, of the Public Records of Sarasota County, Florida.

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 Grantee 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:

Claudia L. Henry
Claudia L. Albert a/k/a Claudia L. Henry

Luther W. Henry
Luther W. Henry Jr.

Heather Wilson
Witness
Print Name: Heather Wilson
826 E County rd 678
Natalia Tx 78059
Witness Address

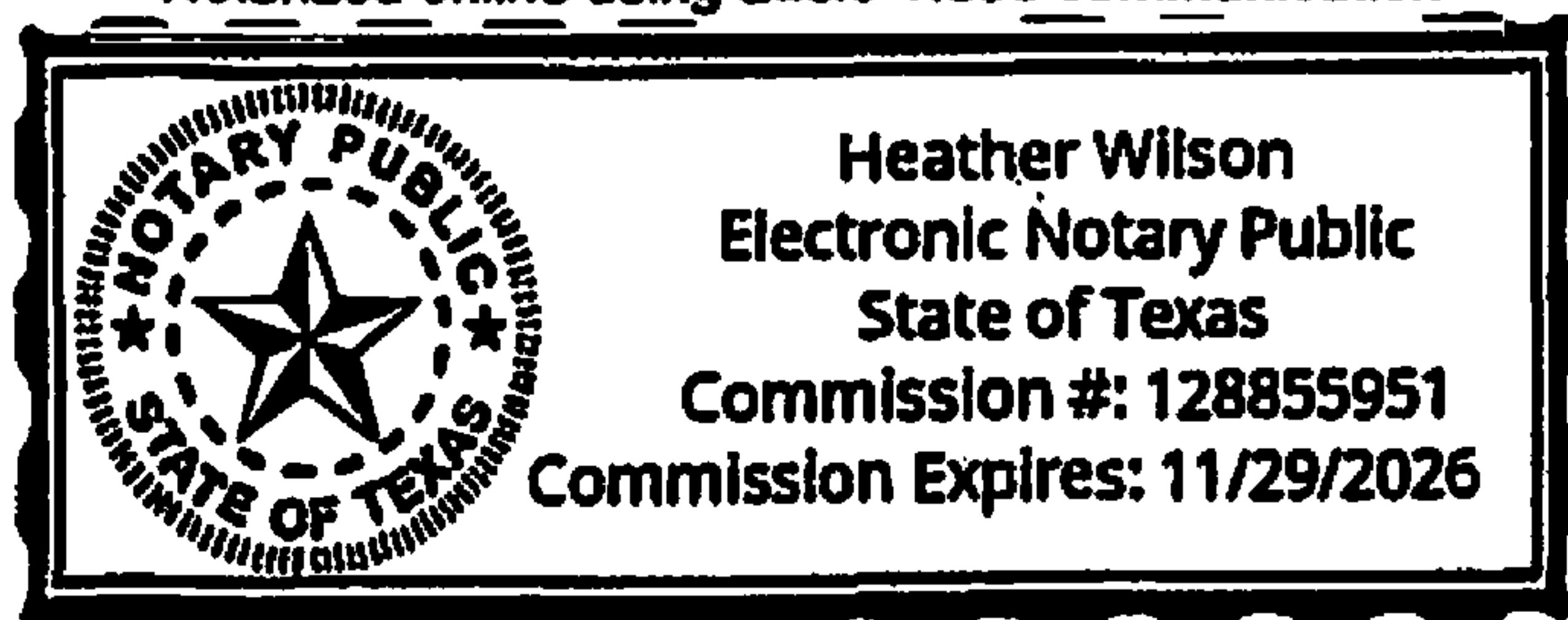
Jorge Martinez
Witness
Print Name: Jorge Martinez
826 E County rd 678
Natalia Tx 78059
Witness Address

STATE OF Texas
COUNTY OF Medina

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2026, by Claudia L. Albert a/k/a Claudia L. Henry and Luther W. Henry Jr. who is/are personally known to me or who has/have produced photo id as identification.

Heather Wilson
Signature of Notary Public
Heather Wilson
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



Signed, sealed and delivered in our presence:

Glenn Charles Albert
Glenn Charles Albert

Witness J
Print Name: Jorge Martinez
826 E County rd 678
Natalia Tx 78059
Witness Address

Witness Heather Wilson
Print Name: Heather Wilson
826 E County rd 678
Natalia Tx 78059
Witness Address

STATE OF **Texas**
COUNTY OF **Medina**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2026, by Glenn Charles Albert, who is/are personally known to me or who has/have produced photo id as identification.

Heather Wilson
Signature of Notary Public

Heather Wilson
Print, Type/Stamp Name of Notary

