

Prepared by and return to:
This instrument prepared by:
Erik L. C. Barrett
Skyway Title Services, LLC
339 6th Ave. W.
Suite 19
Bradenton, FL 34205
(941) 822-8739
File No.: 2026-1282
Purchase Price: \$290,000.00
Doc Stamps: 27.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067514 2 PG(S)

5/19/2026 1:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496102

Doc Stamp-Deed: \$2,030.00

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 19th day of May, 2026 by **Mary Hulder Barry, Individually and as Trustee of the Mary Hulder Barry Revocable Trust dated August 28, 2014** hereinafter called the grantor, whose post office address is: **340 South Palm Avenue, #44, Sarasota, FL 34236**

to: **Julia Aguilar Beltran, a single widow**, hereinafter called the grantee, whose post office address is: **6505 US Highway 301 N, Lot A4, Ellenton, FL 34222**

WITNESSETH: That said grantor, for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars (290,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Sarasota, State of Florida**, viz:

Lot 36, Carolina Estates Unit 2, according to the map or plat thereof, recorded in Plat Book 12, Page(s) 10, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: 2030-07-0036

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

[SIGNATURES ON FOLLOWING PAGE]

Signed, Sealed and Delivered in Our Presence:

Mary Hulder Barry Revocable Trust dated August 28, 2014

By: *Mary*
Mary Hulder Barry, Trustee

Erik Barrett

WITNESS
ERIK BARRETT

Print Witness Name:
339 6th Ave W. Ste 19, Bradenton, FL 34205

WITNESS ADDRESS
Richard W Wood

WITNESS
Richard W Wood
339 6th Ave W Bradenton, FL 34205
WITNESS ADDRESS

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of May, 2026 by Mary Hulder Barry, Trustee of Mary Hulder Barry Revocable Trust dated August 28, 2014 who is personally known or has produced a driver's license as identification.

[Seal]

Erik Barrett

Notary Public
Print Name: ERIK BARRETT
My Commission Expires: 06/11/2028

