

5/19/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496141

Doc Stamp-Deed: \$2,730.00

Prepared by and Recording requested by:  
John E. Wickman, Esquire  
CLOSING PROS LLC  
46 North Washington Boulevard, Ste. 15  
Sarasota, FL 34236

File Number: CP-4632.1Y  
Consideration: \$390,000.00

**Warranty Deed**  
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 19, 2026, Emanuel A. Kennell and Sadie R. Kennell, husband and wife, (henceforth referred to as “Grantor”) of 2260 North Lake Reedy Boulevard, Frostproof, FL 33843, for consideration paid, grant to Yanisel Hechavarria Pupo, a single woman, and Ricardo De la Cruz Perez, a single man, as joint tenants with right of survivorship, (henceforth referred to as “Grantee”) of 4662 Beacon Drive, Sarasota, FL 34232, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

**Lot 1575, SARASOTA SPRINGS, UNIT NO. 13, a subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page 43, of the Public Records of Sarasota County, Florida.**

**Parcel ID 0063060087**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 18th day of May, 2026.

Emanuel A. Kennell  
Emanuel A. Kennell

Sadie R. Kennell  
Sadie R. Kennell

[Signature]  
Witness #1 Signature

John E. Wickman  
Witness #1 Printed Name  
P.O. Address: 46 N Washington Blvd #15  
Sarasota, FL 34236

[Signature]  
Witness #2 Signature

Lisa J. Bouce  
Witness #2 Printed Name  
P.O. Address: 4826 100th Dr. E.  
Parrish, FL 34219

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 15th day of May, 2026, by Emanuel A. Kennell and Sadie R. Kennell, ( ) who are personally known to me or (X) who have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

