

5/19/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496303

Doc Stamp-Deed: \$3,395.00

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 4928-26SW-FL

Parcel Identification No 0382070053

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 19th day of May, 2026 between **Charles R. Kutzke, a widow**, whose post office address is **1130 Hoover Street, Nokomis, FL 34275**, of the County of Sarasota, State of Florida, Grantor, to **Luis Rivera and Samantha Rivera, husband and wife**, whose post office address is **1137 Hoover Street, Nokomis, FL 34275**, of the County of Sarasota, State of Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 100, "Laurel Woodlands", according to the Plat thereof, recorded in Plat Book 31, Page(s) 42, 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 2025 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** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Haley Johnson  
WITNESS #1 SIGNATURE

Haley Johnson  
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Amy Worth  
WITNESS #2 SIGNATURE

Amy Worth  
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

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 19 day of MAY, 2026, by Charles R. Kutzke,  who is/are personally known to me or  who has/have produced DRIVER LIC as identification.

Amy Worth  
Signature of Notary Public

Amy WORTH  
Print, Type/Stamp Name of Notary

Charles R. Kutzke  
Charles R. Kutzke

 **AMY WORTH**  
Notary Public  
State of Florida  
Comm# HHS67701  
Expires 10/26/2028