RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068266 4 PG(S)
5/20/2026 1:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496700

Doc Stamp-Deed: $2,625.00

Consideration: $375,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48652-001

Property Appraiser's Parcel ID No.: 0065-05-0009

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 19th day of May, 2026, by and between **KIMBERLY ANNE DIXON, A MARRIED WOMAN** whose address is **2076 Coursen Road, Bellville, OH, 44813, KERRI LEE KENNEDY, A MARRIED WOMAN** whose address is **2825 West Brook Drive, Cincinnati OH 45211, AND JAMES M. BARNETT, A MARRIED MAN,** whose address is **2140 Bispham Road, Sarasota FL 34231** (hereinafter "GRANTOR"), and **ARMANDO AMAT DEL POZO AND DIANA ROSA PANECA ZALDIVAR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose address is **1801 SW 135th Ave, Miami, FL 33175** (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 662, RIDGEWOOD ESTATES, 14TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 16, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) _____
Printed Name Jennifer K. Arsenault
P.O. Address 2884 48th Way E
Bradenton, FL 34203

(2) _____
Printed Name Angie Valderrama
P.O. Address 3700 S. Tamiami Trl
Sarasota FL 34239

GRANTOR:

_____
James M. Barnett

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 19th day of May, 2026, by James M. Barnett, (__) who is/are personally known to me or (✓) who has/have produced Drivers License as identification.

_____
Signature of Notary Public

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

_____
Print, Type/Stamp Name of Notary

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) _____
Printed Name Amanda McCumber
P.O. Address 154 Main St.
Bellville, oh 44813

(2) _____
Printed Name Samantha Klecka
P.O. Address 154 Main St.
Bellville, OH 44813

GRANTOR:

_____
Kimberly Anne Dixon

STATE OF ~~FLORIDA~~ Ohio
COUNTY OF ~~MANATEE~~ Richland

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 19th day of May, 2026, by Kimberly Anne Dixon, (X) who is/are personally known to me or (X) who has/have produced OH DL PT574443 as identification.

_____
Signature of Notary Public

_____
Print, Type/Stamp Name of Notary

KAY BRITTENHAM
Notary Public, State of Ohio
My Comm. Expires May 17, 2028

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) Lonzie Sowell

Printed Name Lonzie Sowell

P.O. Address 3925 Pughsville Rd
Suffolk, VA 23435

(2) Dyani Meggett-Sowell

Printed Name Dyani Meggett-Sowell

P.O. Address 1410 W 27th St
Norfolk, VA 23508

GRANTOR:

Kerri Lee Kennedy

Kerri Lee Kennedy

STATE OF VIRGINIA
COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me by means of (__) physical presence or (✓) online notarization, this 19th day of May, 2026, by Kerri Lee Kennedy, (__) who is/are personally known to me or (✓) who has/have produced Driver's license as identification.

Dyani Meggett-Sowell

Signature of Notary Public

Dyani Meggett-Sowell

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Dyani Meggett-Sowell
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7812388
Commission Expires: 08/31/2027