

5/22/2026 4:04 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3498132

This Instrument Prepared by:
Maytee Roman
Schutt Law Firm, P.A.
12601 New Brittany Blvd.
Fort Myers, FL 33907
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0213090001
File No.: 26032378

Doc Stamp-Deed: \$12,075.00

WARRANTY DEED

This Warranty Deed, made the 22nd day of May, 2026, by ROBERT P. WATROUS, a single man, individually as Trustee of the Revocable Living Trust dated September 16, 2013, hereinafter called the grantor, whose post office address is: 1343 Ranchero Drive, Sarasota, FL 34240, to RAUNIER MENDILUZA and YILENY ECHEVARRIA, as husband and wife, whose post office address is: 1343 Ranchero Drive, Sarasota, FL 34240, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$1,725,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, to wit:

Lot 22, Pine Valley Ranches, as per plat thereof recorded in Plat Book 22, Page 24, of the Public Records of Sarasota County, Florida.

a.k.a. 1343 Ranchero Drive, Sarasota, Florida 34240

The property is the homestead of the Grantor(s).

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 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.

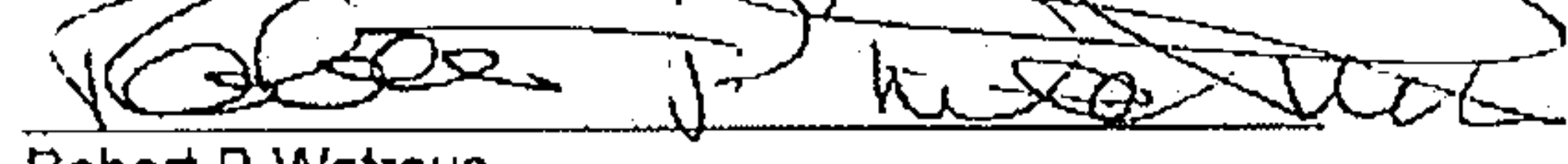
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Joseph R. Shea
2000 Webber St Sarasota FL 34239

ROBERT P. WATROUS REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2013


Robert P. Watrous
Individually and as Trustee

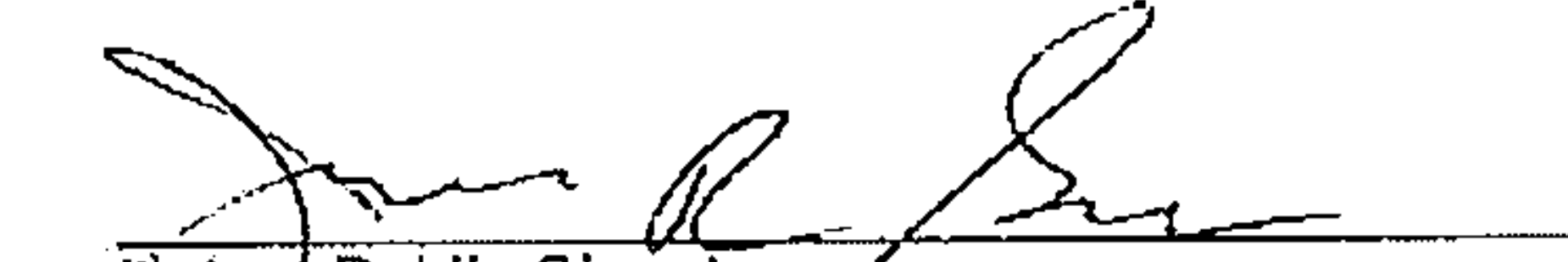

Witness 2 Signature

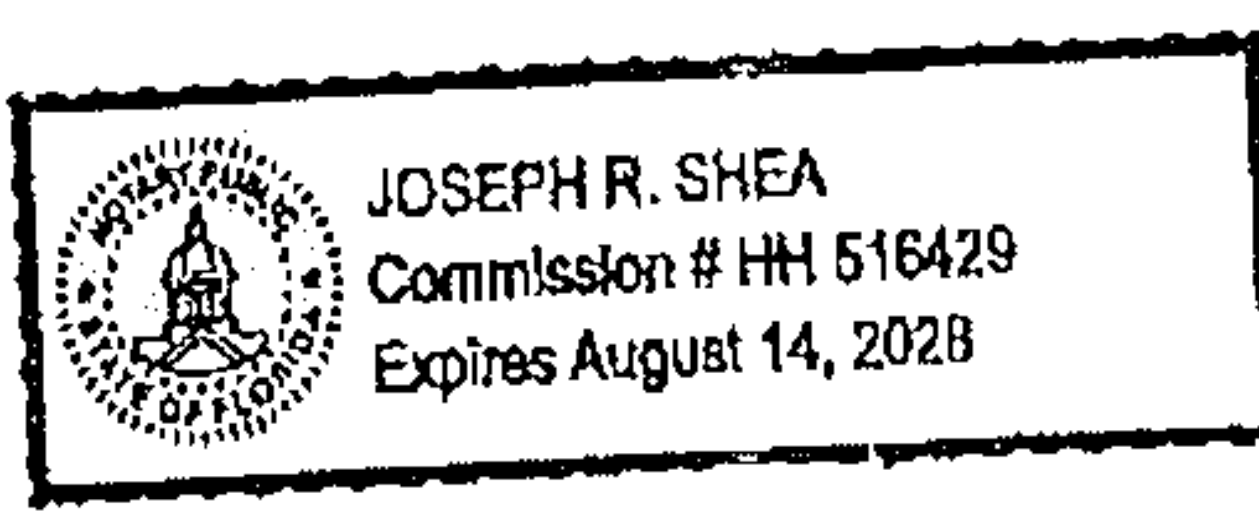
Witness 2 Printed Name and Post Office Address:

Sue Housen
2000 Webber St.
Sarasota, FL 34239

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026 by Robert P. Watrous. He is Personally known to me or Produced his Florida Driver's License as identification.


Notary Public Signature
Printed Name: Joseph R. Shea
My Commission Expires: 8-14-28



Online Notary (Check Box if acknowledgment done by Online Notarization)