

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071727 5 PG(S)**

Prepared By and Return To:  
Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Avenue, Suite 100  
Sarasota, Florida 34237  
Parcel ID No. 0260-03-0019  
Sales Price: \$330,000.00  
File No.: 14896-L

**5/28/2026 12:48 PM**  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**SIMPLIFILE** Receipt # 3499670

**Doc Stamp-Deed: \$2,310.00**

WARRANTY DEED

THIS WARRANTY DEED is made this 27 day of May, 2026 by Sharon Lynn Byrd, Gary Allen Byrd, Marie Christine Byrd a/k/a Marie Byrd and Kelly Helfer, whose mailing address is 443 Pennsylvania Ave, Osprey, FL 34229 (hereinafter referred to as the "Grantor") to Asdrubal Iliat Garcia Zaldivar and Katerine Perez Marin, husband and wife, whose mailing address is 7163 Lago Street, Sarasota, FL 34241 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the 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, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, 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.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

*[Handwritten Signature]*  
Witness Name: STEPHEN CHIRZANOWSKI Sharon Lynn Byrd

Witness Address: 2700 OAKMERE LA  
Sarasota, FL 34233

*[Handwritten Signature]* Nancy Ruth Alden White Bernard

Witness Name: 4960 George Ave  
Witness Address: Sarasota, FL 34233

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me [ X ] physical presence or [ ] online notarization, this 22 day of May, 2026, by Sharon Lynn Byrd, who [ ] are personally known to me or [ X ] have produced their Florida driver's license as identification.

*[Handwritten Signature]*  
Notary Signature

Printed Name: NANCY RUTH ALDEN WHITE BERNARD

My Commission Expires Expires June 29, 2028



IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:


"GRANTOR"

*Stephen Chirano*      *Gary Allen Byrd*  
Witness Name: STEPHEN CHIRANO WSK,      Gary Allen Byrd  
Witness Address: \_\_\_\_\_  
2700 OAKMEDE LA  
(as to both) Sarasota, FL 34233

*Nancy Ruth Alden White Bernard*      *Marie Christine Byrd*  
Witness Name: Nancy Ruth Alden White      Marie Christine Byrd a/k/a Marie Byrd  
Witness Address: 4960 George Ave. Bernard  
(as to both) Sarasota, FL 34233

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me [ X ] physical presence or [   ] online notarization, this 22 day of May, 2026, by Gary Allen Byrd and Marie Christine Byrd a/k/a Marie Byrd, who [   ] are personally known to me or [ X ] have produced their Florida driver's license as identification.

*Nancy Ruth Alden White Bernard*  
Notary Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
 NOTARY PUBLIC  
NANCY RUTH ALDEN WHITE BERNARD  
Commission # HH 566664  
Expires June 29, 2028

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Signature]  
Witness Name: Ronald Deckard

Witness Address: 302 W Summit  
202 West Broad St  
DALLASTON PA 17313

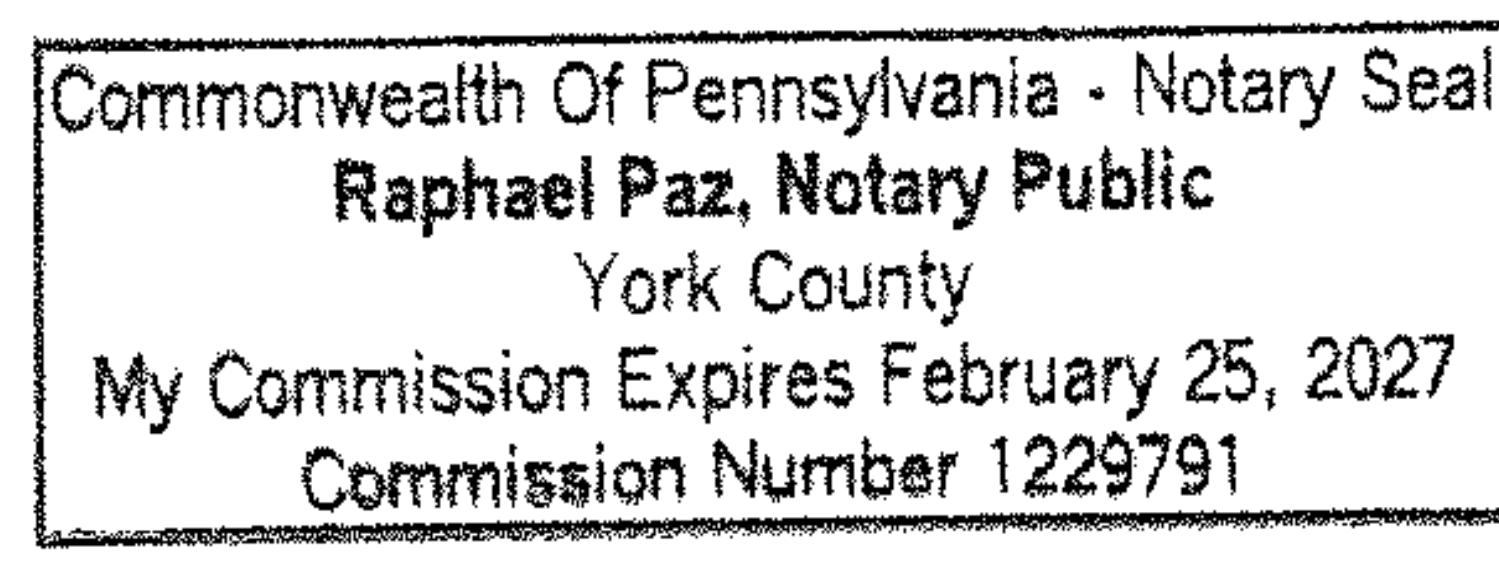
[Signature]  
Kelly Helfer

[Signature]  
Witness Name: Rapha Paz

Witness Address: 671 Longway Rd  
Red Lion Pa 17356

State of Pa  
County of York

The foregoing instrument was acknowledged before me [ X ] physical presence or [ ] online notarization, this 22 day of May, 2026, by Kelly Helfer, who [ ] are personally known to me or [ X ] have produced their Pa driver's license as identification.



[Signature]  
Notary Signature  
Printed Name: Rapha Paz  
My Commission Expires: 2/25/2027

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 1050, LAKE SARASOTA, UNIT NO. 12, according to the map or plat thereof as recorded in Plat Book 8, Page 93, Public Records of Sarasota County, Florida.