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INSTRUMENT # 2026072978 2 PG(S)

5/29/2026 3:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and Return to:

Kate Baszto

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-466-KXB

Sales Price: Price: \$1,225,000.00

SIMPLIFILE

Receipt # 3500710

Doc Stamp-Deed: \$8,575.00

General Warranty Deed

Made this 29th day of May, 2026 By **Douglas James Brown, a single man**, whose address is: 11018 East Thompson Road, Indianapolis, IN 46239, hereinafter called the grantor, to **Manuel Gordillo, a single man**, whose post office address is: 1661 South Jefferson Avenue, Sarasota, FL 34239, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Dollars, (\$10.00) 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, viz:

Lot 1 and the West 25.38 feet of Lot 2, Block D, ALFRED PARK, according to the plat thereof, as recorded in Plat Book 2, Page 49, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2035100011**

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

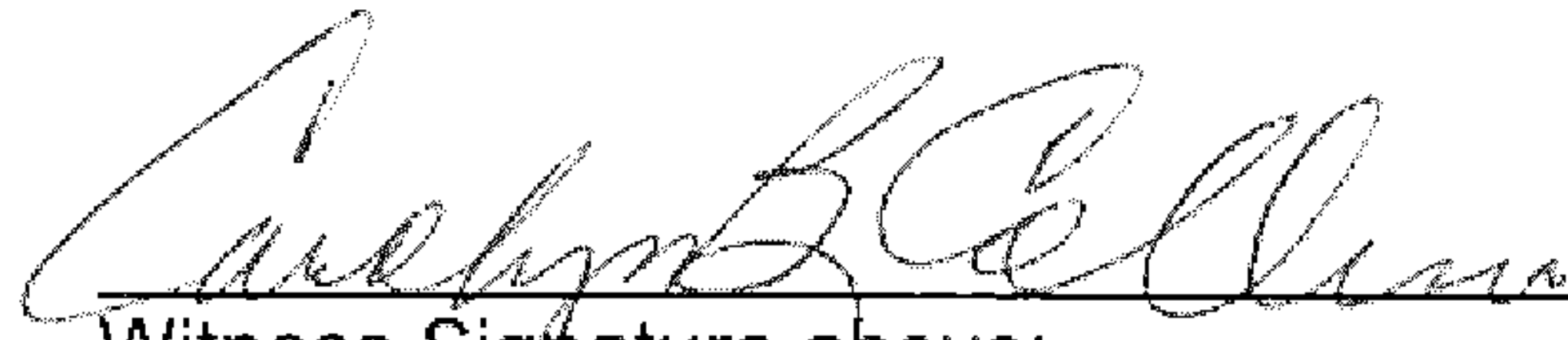
To Have and to Hold, the same in fee simple forever.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



Witness Signature above:

Witness print name below:

Carolyn B Collins

Witness Address:

50 Central Ave Ste 110

Sarasota, FL 34236


Witness Signature above:

Witness print name below:

Kelli K. Quinzel

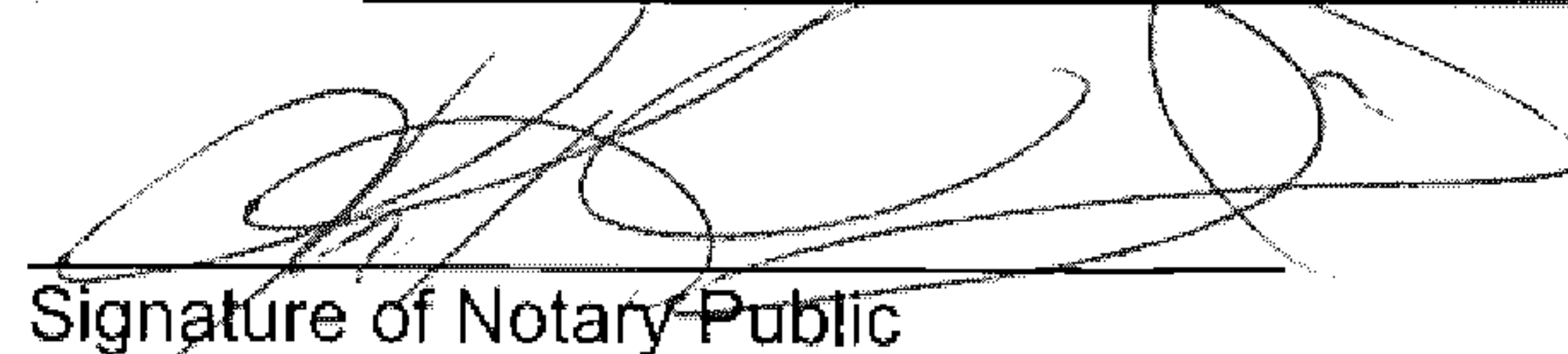
Witness Address:

8325 LAKEWOOD RANCH BLVD.

LAKEWOOD RANCH, FL 34252

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 Douglas James Brown, ☐ who is/are personally known to me or ☒ who has/have produced US PASSPORT as identification.


Signature of Notary Public

Kelli K. Quinzel
Print, Type/Stamp Name of Notary

