

5/29/2026 4:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500908

Doc Stamp-Deed: \$2,443.00

Prepared by and Recording requested by:  
John E. Wickman, Esquire  
CLOSING PROS LLC  
46 North Washington Boulevard, Ste. 15  
Sarasota, FL 34236

File Number: CP-4650.1Y  
Consideration: \$349,000.00

## Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 29, 2026 **Bettye Ryan, a single woman, and Theresa Lea Murphy, a single woman**, (henceforth referred to as “Grantor”) of **109 Tortuga Drive, Nokomis, FL 34275**, for consideration paid, grant to **Alejandro Rodriguez Gutierre, a single man, and Mariela Gutierrez Ojeda, a single woman, as joint tenants with right of survivorship** (henceforth referred to as “Grantee”) of **5176 Island Date Street, Sarasota, FL 34232**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, the entire fee simple interest in and to all the certain land situated in the County of Sarasota, Florida, viz:

**Lot 538, BRENTWOOD ESTATES, UNIT 5, according to the map or plat thereof, as recorded in Plat Book 26, Page 49, of the Public Records of Sarasota County, Florida.**

**Parcel ID 0063080045**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set their hands and seals this 29th day of May, 2026.

Bettye Ryan  
Bettye Ryan

Theresa L. Murphy  
Theresa Lea Murphy

[Signature]  
Witness #1 Signature

John E. Wickman  
Witness #1 Printed Name 46 N Washington Blvd #15  
P.O. Address: Sarasota, FL 34236

[Signature]  
Witness #2 Signature

Joseph Murphy  
Witness #2 Printed Name  
P.O. Address: 109 Tuttle Dr.  
Nokomis FL 34275

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 28 day of May, 2026, by Bettye Ryan and Theresa Lea Murphy, ( ) who are personally known to me or (X) who have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

