

6/1/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501169

Doc Stamp-Deed: \$3,395.00

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-4369.2Y
Consideration: \$485,000.00

Warranty Deed
(STATUTORY FORM -- SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 29, 2026, **Jorge O. Gomez Arcila and Tatiana Gomez, husband and wife**, (henceforth referred to as "Grantor") of 3321 New England Street, Sarasota, FL 34231, for consideration paid, grant to **David Spencer and Anastasia Martynova, husband and wife**, (henceforth referred to as "Grantee") of 4190 Arrow Avenue, 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, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 148, NOTTINGHAM, according to the plat thereof, as recorded in Plat Book 27, Page 9, of the Public Records of Sarasota County, Florida.

Parcel ID 0052020002

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)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, have hereunto set their hands and seals.

Jorge O. Gomez Arcila
Jorge O. Gomez Arcila

Tatiana Gomez
Tatiana Gomez

Witness #1 Signature

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

Witness #2 Signature

Oscar Jimenez R
Witness #2 Printed Name
P.O. Address: 718 Geneva Ln
34243, Sarasota FL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 day of May, 2026, by Jorge O. Gomez Arcila and Tatiana Gomez, () who are personally known to me or (X) who have produced FL D.L. as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

