

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073705 2 PG(S)

6/1/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501265

This Instrument Prepared by:
Alexandra S. Glauser, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$1,087.80

Purch. Price: N/A
Rec. Fee: \$18.50
Doc. Tax: \$1,087.80 (*Rec. Not.:* This conveyance involves the gift transfer of one person's one-half (1/2) interest in encumbered real property to another person. No consideration is paid for this transfer. As such, pursuant to the relevant provisions of the Florida Statutes and the Florida Administrative Code, the documentary tax due on the recordation of this Warranty Deed is based upon \$155,371.65, being one-half (1/2) of the total outstanding mortgage balance of \$310,743.29).
Parcel ID: 0045070015

WARRANTY DEED

THIS WARRANTY DEED is made this 29th day of May, 2026, by **Alysha Gonzalez, a single woman and Ashley Chitica, a single woman**, whose mailing address is 45 S. Houle Ave., Sarasota, FL 34232, hereinafter collectively referred to as "Grantor", to **Alysha Gonzalez, a single woman and Javier A. Diaz, a single man, as joint tenants with rights of survivorship**, whose mailing address is 45 S. Houle Ave., Sarasota, FL 34232, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

**LOT 2, CEDAR HOLLOW 3, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 30, PAGES 38, 38A and 38B, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Parcel Identification Number of the above-described real property is 0045070015.

Subject to any existing mortgage(s) of record, governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY THE LAW FIRM OF NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A. THE LEGAL DESCRIPTION WAS DERIVED WITHOUT A SURVEY. NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A. AS TO THE

ACCURACY OF SAID LEGAL DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

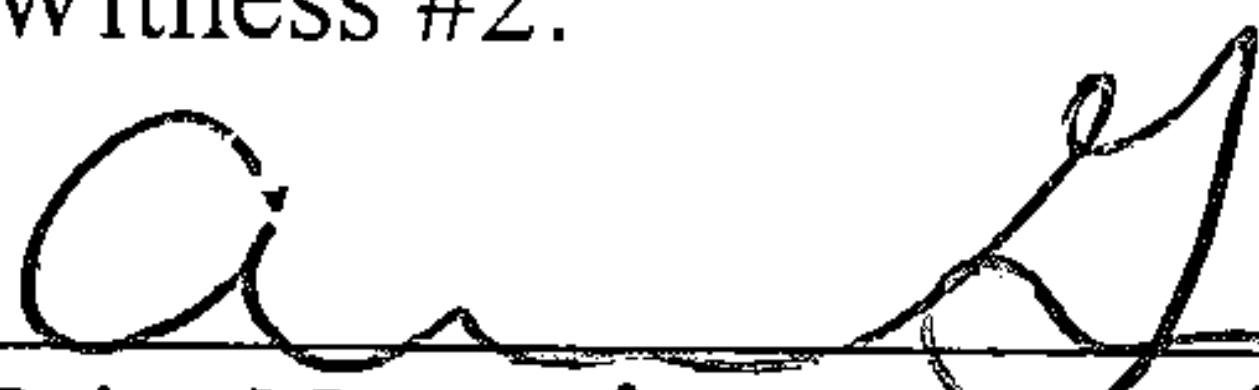
WITNESSES:

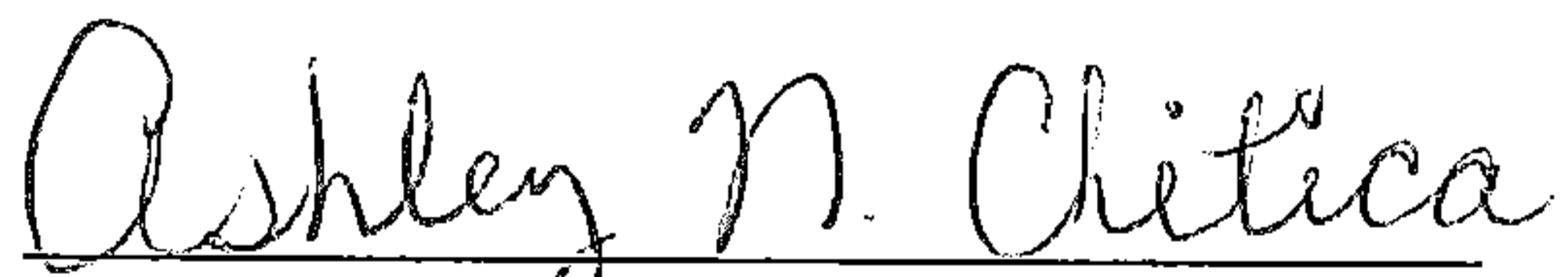
Witness #1:


Print Name: Alexandra Glauser
Address: 1819 Main St. Ste 610
Sarasota, FL 34236
(witnessed as to both)


Alysha Gonzalez

Witness #2:

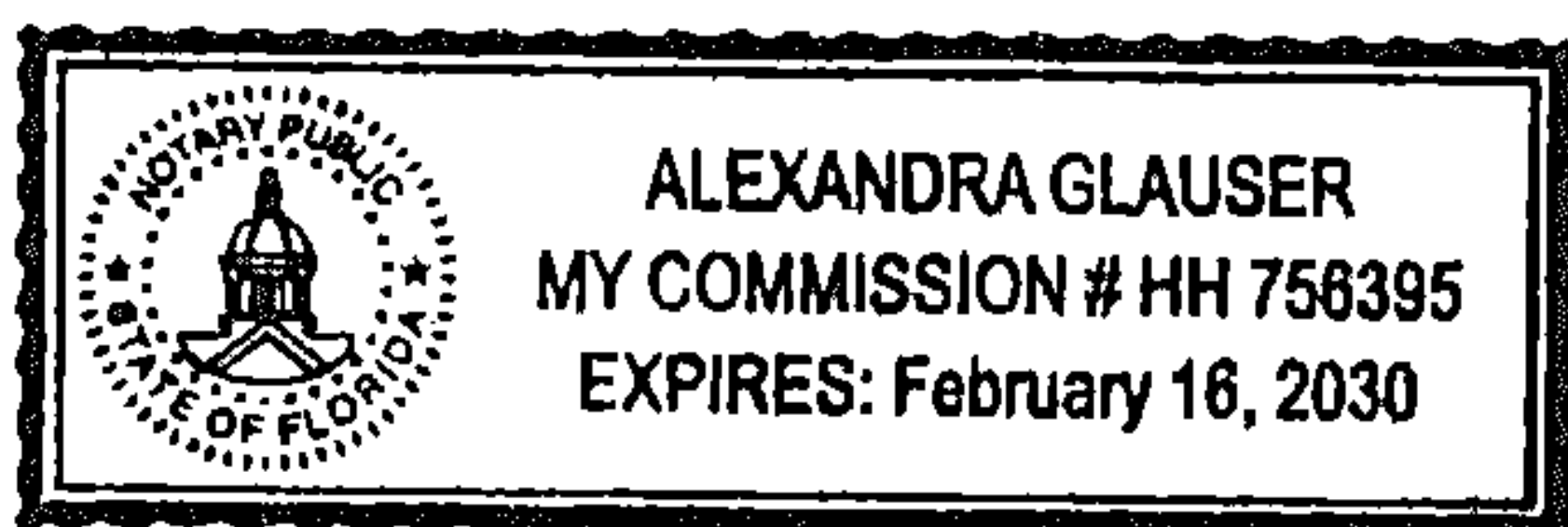

Print Name: Amanda Gallagher
Address: 1819 Main Street Ste 610
Sarasota, FL 34236
(witnessed as to both)

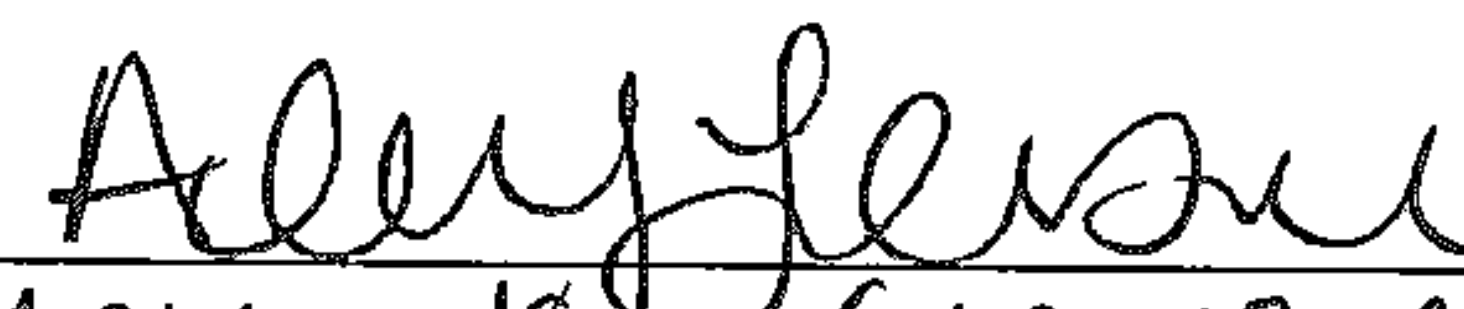

Ashley Chitica

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026, by Alysha Gonzalez and Ashley Chitica, who is/are personally known to me or who has produced _____ as identification.

[Notary Seal]



Notary Public: 
Print Name: Alexandra Glauser
My Commission Expires: 2-16-2030