

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073820 2 PG(S)**

6/1/2026 3:01 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3501361

**Doc Stamp-Deed: \$3,675.00**

Prepared by and return to:

Juliette Gettle  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6531

Purchase Price: \$525,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$3,675.00  
Parcel Identification No.: 0132160010

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**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **1st day of June, 2026**, between **Andrea L. Hoogwerf and Byron J. Hoogwerf, wife and husband, individually, and as Trustees of the Hoogwerf Revocable Trust u/a dated February 13, 2024**, whose post office address is **4958 Gardiners Bay Cir, Sarasota, FL 34238**, Grantor, to **Juan Luis Curiel and Susana E. Samaniego, husband and wife**, whose post office address is **8972 Huntington Point Dr., Sarasota, FL 34238** Grantees:

**WITNESSETH**, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 40, HUNTINGTON POINTE, UNIT 1, a Subdivision according to the plat thereof recorded at Plat Book 34, Page 44, in the Public Records of Sarasota County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Kayla Tomlinson  
Printed Name: Kayla Tomlinson  
P.O. Address: \_\_\_\_\_  
13939 Lakeshore Blvd Ste 101 Hudson FL 34667

Andrea L Hoogwerf  
**Andrea L. Hoogwerf, Individually and as Trustee**

WITNESSES #2:

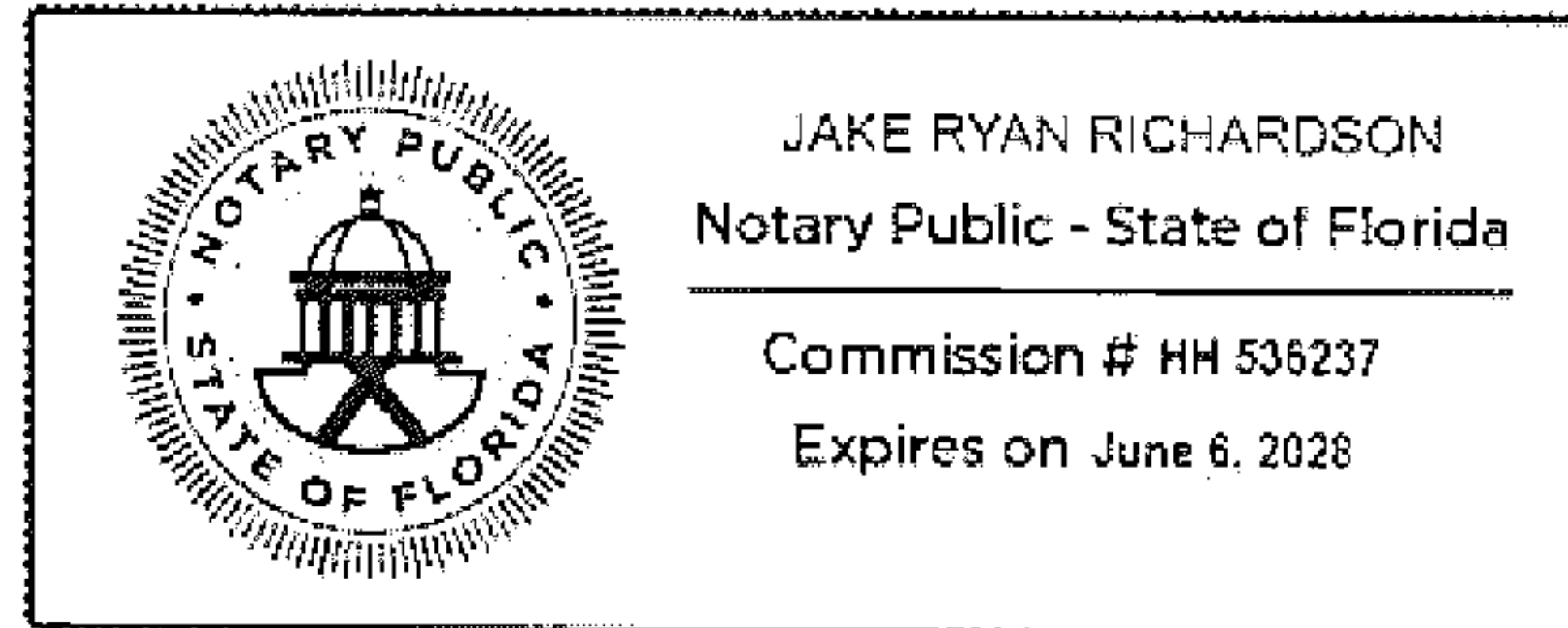
Jake Ryan Richardson  
Printed Name: Jake Ryan Richardson  
P.O. Address: \_\_\_\_\_  
13939 Lakeshore Blvd Ste 101 Hudson FL 34667

Byron J Hoogwerf  
**Byron J. Hoogwerf, Individually and as Trustee**

STATE OF Florida  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of May, 2026, by Andrea L. Hoogwerf and Byron J. Hoogwerf, wife and husband, individually and as Trustees of the Hoogwerf Revocable Trust u/a dated February 13, 2024,  who is/are personally known to me or  who has/have produced FL DL as identification.

Jake Ryan Richardson  
Signature of Notary Public  
Jake Ryan Richardson  
Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.