

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026074551 2 PG(S)**

**6/2/2026 1:32 PM**

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3501940**

Prepared by and Return to:  
Karen Peterson  
Suncoast One Title & Closings, Inc  
5620 Tara Boulevard, Suite 101  
Bradenton, FL 34203

**Doc Stamp-Deed: \$1,666.00**

File No.: MAN-2026-1044  
Parcel ID Number: 0964-08-3913

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 2nd day of June, 2026 between Wayne McCollin and Doreen McCollin, husband and wife, whose post office address is 79 Brighton Rd, Purley, Surrey CR8 4HD, United Kingdom, Grantors, to Judit Monterrey, a single woman, whose post office address is 2424 Alhaven Terrace, North Port, FL 34286, Grantee:**

**Witnesseth, that said Grantors, for and in consideration of the sum of Two Hundred Thirty Eight Thousand DOLLARS (U.S.\$238,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:**

**Lot 13, in Block 839, of 19th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, at Page 7, 7A through 7P, of the Public Records of Sarasota County, Florida.**

**Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.**

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

**Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

**TO HAVE AND TO HOLD the same in fee simple forever.**

**And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.**

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: **Jamie Murphy**

[Signature]  
Wayne McCollin

WITNESS 1 ADDRESS:  
4351 Aidan Lane  
North Port, FL 34287

[Signature]  
Doreen McCollin

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: **Collette Turner**

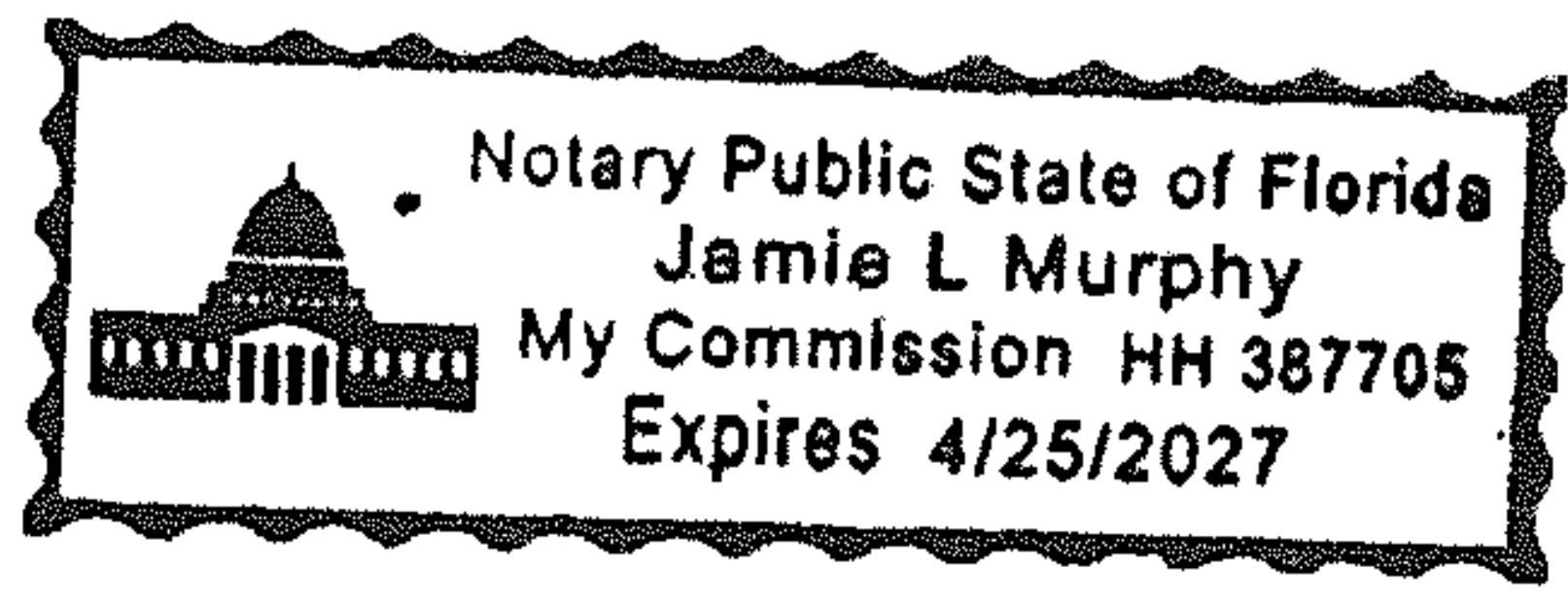
WITNESS 2 ADDRESS:  
4351 Aidan Lane  
North Port, FL 34287

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of May, 2026, by Wayne McCollin and Doreen McCollin,  who is/are personally known to me or  who has/have produced Passports as identification.

[Signature]  
Signature of Notary Public

**Jamie Murphy**  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)