

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074975 2 PG(S)

6/2/2026 4:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502280

Doc Stamp-Deed: \$1,959.30

Prepared by and return to:

Vilmarys Metropulos

Z Title Group LLC

890 Northern Way

C-1

Winter Springs, FL 32708

(407) 591-3988

File No ZT26-0422

Parcel Identification No 0043-16-0047

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WARRANTY DEED

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

This indenture made the 1st day of June, 2026, between **Ronald J. Loeffler, Jr. and Elizabeth J. Loeffler, husband and wife**, whose post office address is 1330 16th Street, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantors, to **Yovanny Francisco Socorro Boscan and Alexis Yadidra Velasquez Soto, husband and wife, as tenants by the entirety**, whose post office address is 2767 17th Street, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 21, BLOCK Q, LENRAY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 43 AND 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 Grantees 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:

Ronald J. Loeffler, Jr.

Elizabeth J. Loeffler

WITNESS

PRINT NAME: Rocio Natal

WITNESS

PRINT NAME: Maria Forero

2580 Unity Ave
Sarasota FL 34243
WITNESS 1 ADDRESS

2580 Unity Ave
Sarasota FL 34243
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of June, 2026, by Ronald J. Loeffler, Jr. and Elizabeth J. Loeffler, ☐ who is/are personally known to me or ☒ who has/have produced Florida as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

