

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075313 2 PG(S)**

6/3/2026 2:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502595

Consideration: \$324,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48932-001

Doc Stamp-Deed: \$2,268.00

Property Appraiser's Parcel ID No.: 0063-08-0046

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **THERESA L. MURPHY FKA THERESA L. KELNER, a married woman, joined by her spouse, JOSEPH JUDE MURPHY**, whose address is **109 Tortuga Drive, Nokomis, FL 34275** (hereinafter "GRANTOR"), and **YENIER DEL TORO VIGO, a married man**, whose address is **5419 Altoona Street, Sarasota, FL 34232** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 539, BRENTWOOD ESTATES, UNIT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 49 AND 49A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE 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 has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) MB
Printed Name Mallory Bauer
P.O. Address 3700 S TAMiami
SARASOTA FL 34234

(2) Gabrielle Turpin
Printed Name Gabrielle Turpin
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34234

GRANTOR:

Theresa L. Murphy
Theresa L. Murphy FKA Theresa L. Kelner
Joseph Jude Murphy
Joseph Jude Murphy

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27 day of May, 2026, by Theresa L. Murphy FKA Theresa L. Kelner and Joseph Jude Murphy, () who are personally known to me or (X) who have produced MB as identification.

MB
Signature of Notary Public

Print, Type/Stamp Name of Notary

