

6/4/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503437

Doc Stamp-Deed: \$2,870.00

Prepared by and Recording requested by:
John Wickman
Wickman Law Group PLLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: WLG-4655.1Z
Consideration: \$410,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 4, 2026 **Rita Roser, a single woman**, (henceforth referred to as "Grantor") of **1333 Glen Oaks Drive East, Unit 135, Sarasota, FL 34232**, for consideration paid, grant to **Lisandra Fuentes, a single woman**, (henceforth referred to as "Grantee") of **1866 Vamo Drive, Sarasota, FL 34231**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lots 17, Block B, THIRD ADDITION TO VAMO, according to the plat thereof, as recorded in Plat Book 1, Page 66, of the Public Records of Sarasota County, Florida.

Parcel ID 0132130061

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of May, 2026.

Rita Roser
Rita Roser

[Signature]
Witness #1 Signature

John E. Wickman
Witness #1 Printed Name **46 N Washington Blvd #15**
P.O. Address: Sarasota, FL 34236

[Signature]
Witness #2 Signature

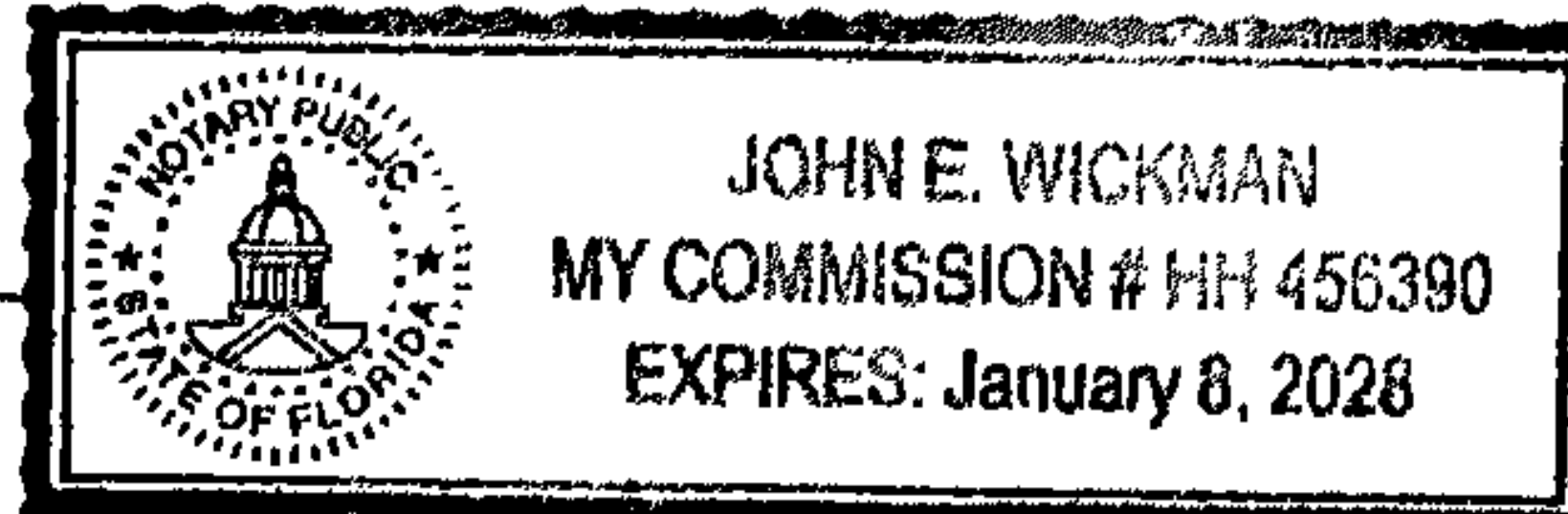
José M Ramirez Hernandez
Witness #2 Printed Name
P.O. Address: 3054 University
parkway Sarasota FL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2026, by Rita Roser, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED