

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076672 3 PG(S)**

6/5/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503744



Doc Stamp-Deed: \$3,220.00

Prepared by and Return to:
Jennifer Whay , an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 266575-90

WARRANTY DEED

This indenture made on **June 05, 2026** by **Deborah Scandin F.K.A. Deborah L. Grose, a married woman,** joined by **Jay Stephen Scandin, husband of Deborah Scandin F.K.A. Deborah L. Grose,** whose address is: 1846 Ridgewood St., Sarasota, FL 34231 hereinafter called the "grantor", to **Alvaro Alex Marin, a single man and Melanie Foreman, a single woman, as joint tenants with rights of survivorship,** whose address is: 9155D SW 23 St., Davie, FL 33324, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida,** to-wit:

Lot 15, LOMA LINDA PARK, according to the Plat thereof, recorded in Plat Book 5, Page 38, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **2035030015**

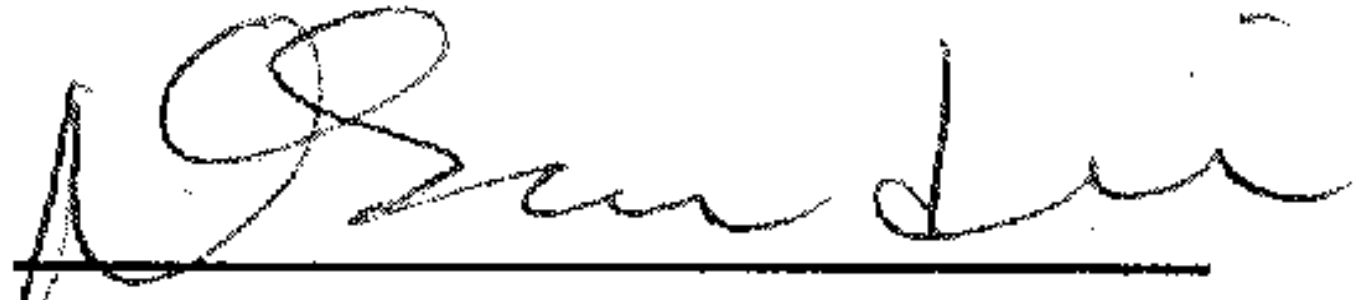
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

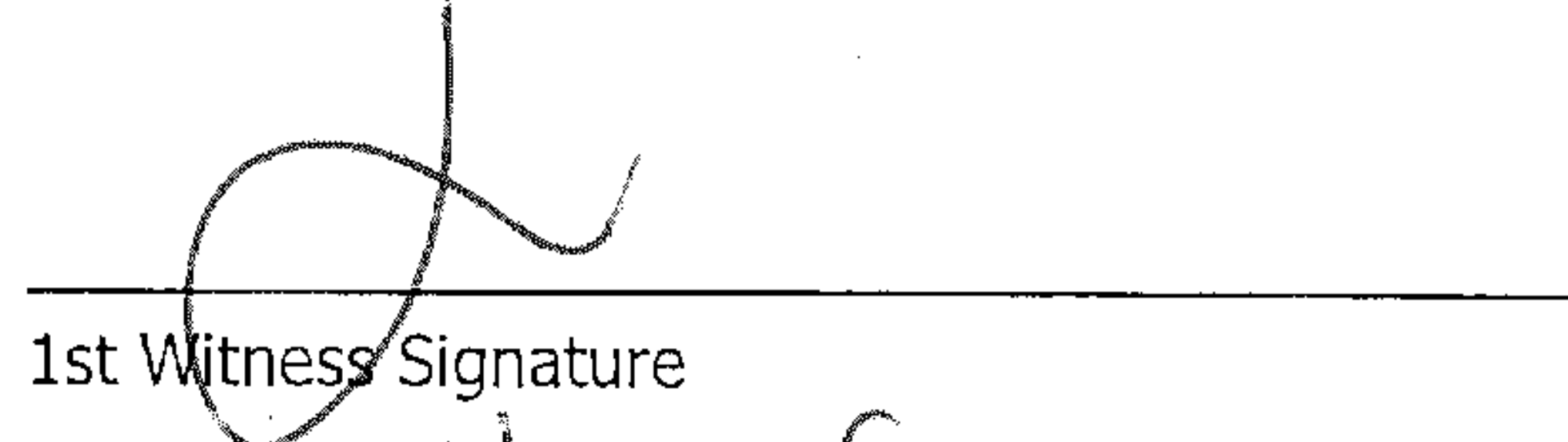
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Deborah Scandlin F.K.A. Deborah L. Grose

Signed, sealed and delivered in our presence:


1st Witness Signature

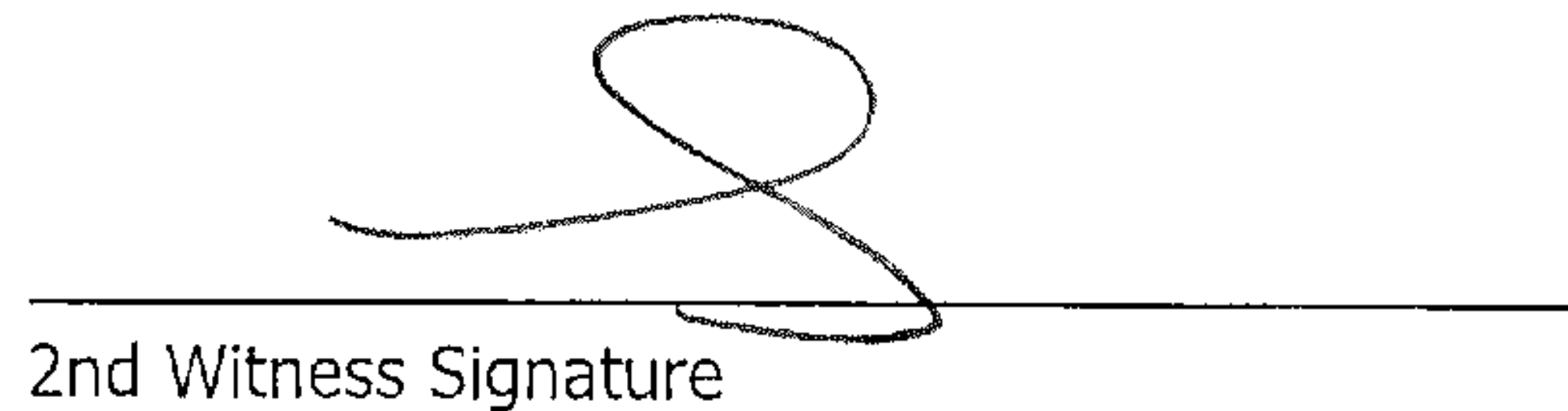
Print Name: Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

State of FL

County of Sarasota

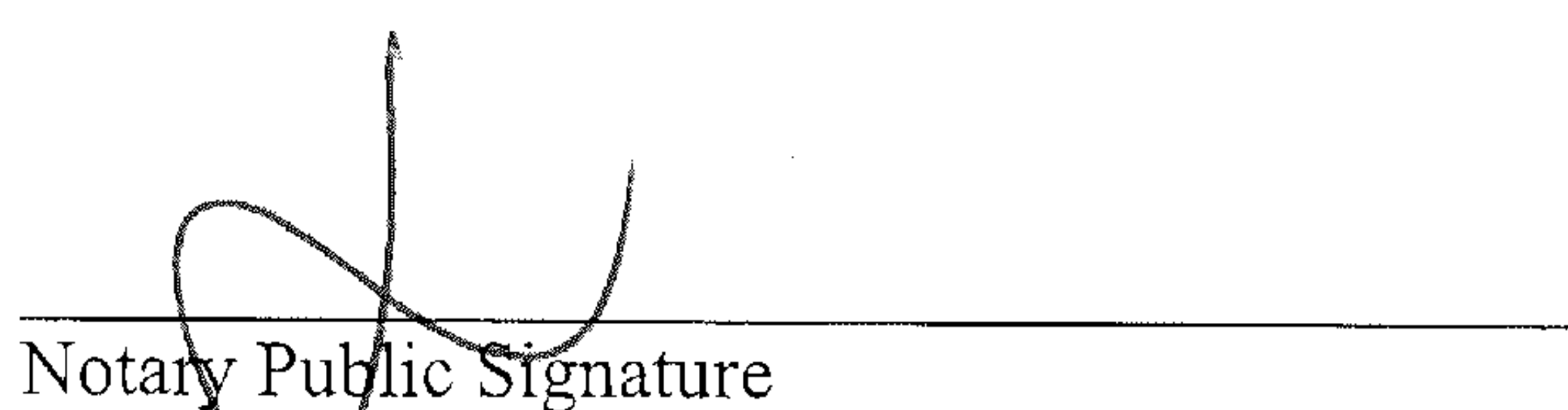

2nd Witness Signature

Print Name: Nicole Mees

Address: 2300 Bee Ridge Rd. STE 305

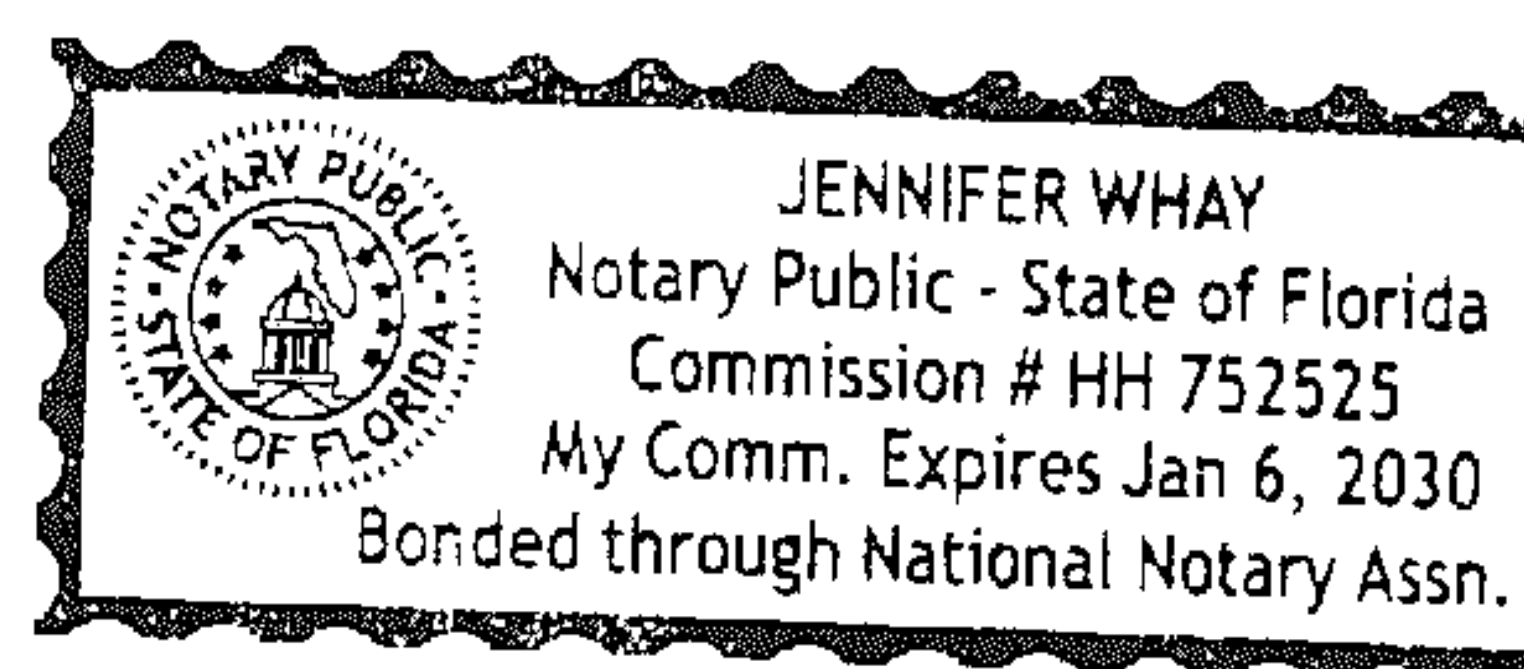
Sarasota, FL 34239

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on 6/4/24, by **Deborah Scandlin F.K.A. Deborah L. Grose**, who ()
is/are personally known to me or who ☒ produced a valid DL as
identification.


Notary Public Signature

Printed Name:

My Commission Expires:

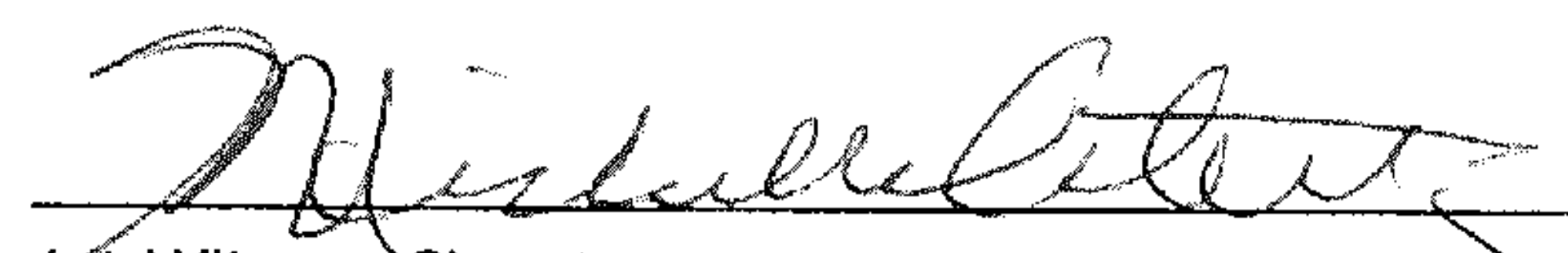


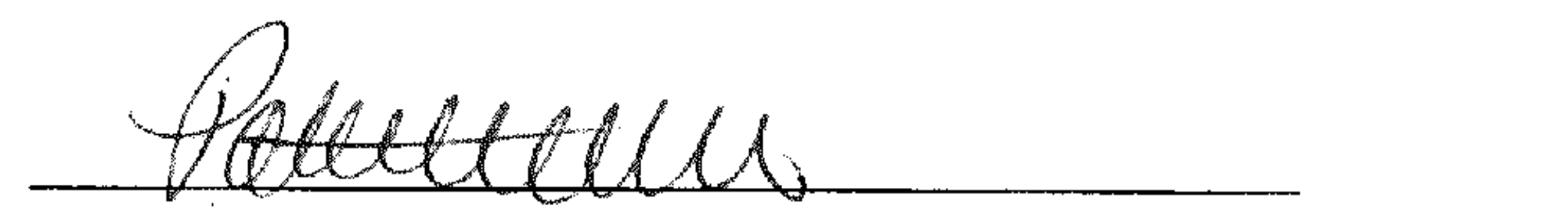
(NOTARY SEAL)

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Jay Stephen Scandin

Signed, sealed and delivered in our presence:

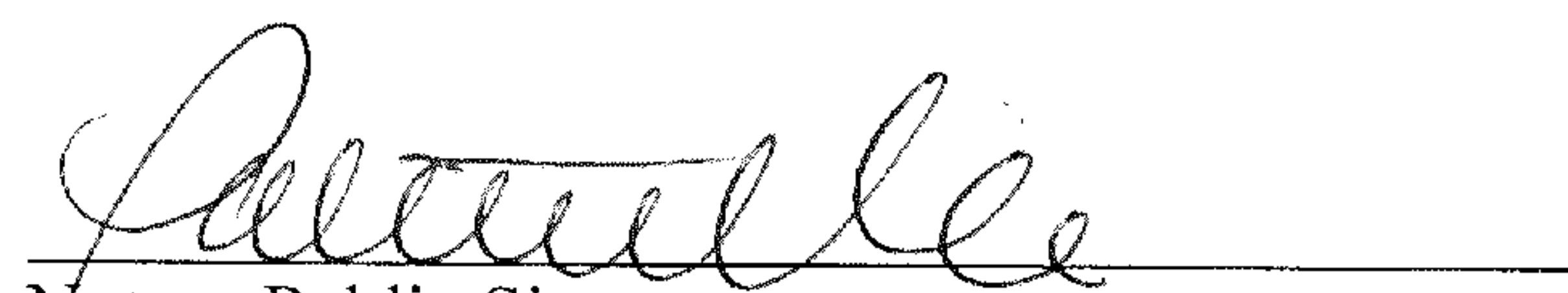

1st Witness Signature
Print Name: Michelle Wertz
Address: First International Title, Inc.
2836 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108


2nd Witness Signature
Print Name: Patricia de la Peña
Address: First International Title, Inc.
2836 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108

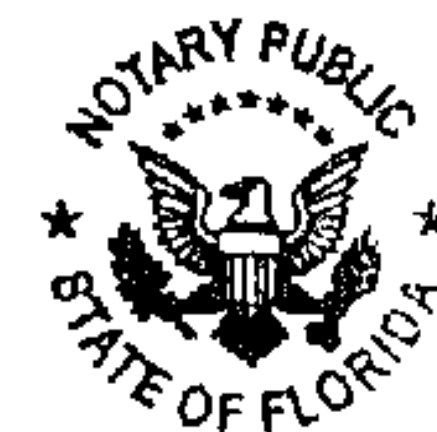
State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on 10/3/2024, by **Jay Stephen Scandin**, who (☐) is/are personally known
to me or who (☒) produced a valid DR LIC as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)



PATRICIA DE LA PENA
Commission # HH 805795
Expires May 21, 2030