

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077329 2 PG(S)**

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6406

**6/8/2026 1:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504288**

Doc Stamp-Deed: \$3,850.00

Purchase Price: \$550,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$3,850.00
Parcel Identification No.: 0801130129

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE made this **8th day of June, 2026**, between **Xiuyuan Ye, a married woman**, whose post office address is **88-01 63rd Avenue, Rego Park, NY 11374**, Grantor, to **Heather Antunes, a married woman**, whose post office address is **18679 Dayspring Place, Venice, FL 34293**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 129, SOLSTICE, PHASE ONE, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 380, of the Public Records of Sarasota County, Florida.

Together with all 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold the same in fee simple forever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

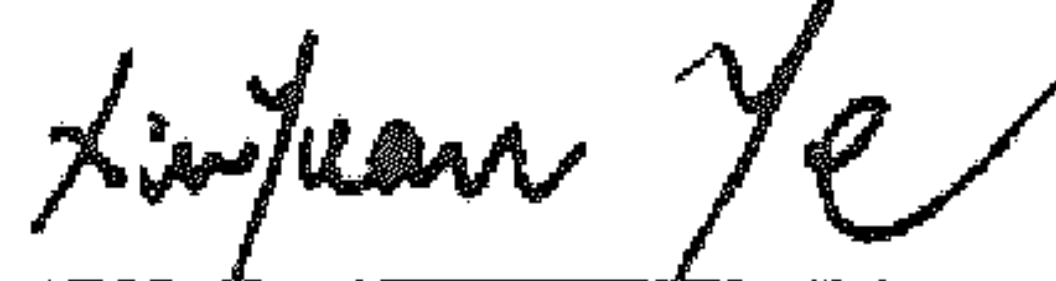
Signed, sealed and delivered in our presence:

WITNESSES #1:



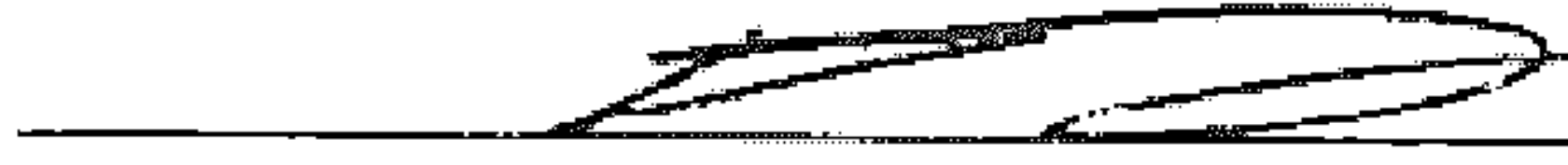
Printed Name: Quynh Pinder

P.O. Address: 60-15 Callaway St
Corona, NY 11368



Xiuyuan Ye

WITNESSES #2:



Printed Name: Delcy Winters

P.O. Address: 31 Covert Ave
Floral Park, NY 11001

STATE OF NY
COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 5th day of June, 2026, by Xiuyuan Ye (☐) who is/are personally known to me or (☒) who has/have produced Driver License as identification.


Signature of Notary Public

Delcy Winters
Print, Type/Stamp Name of Notary

