

Prepared by:
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL 34231
(941) 957-3500

6/8/2026 4:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Return to: Grantee

CSC

Receipt # 3504664

File No.: 22909

Doc Stamp-Deed: \$4,165.00

\$595,000.00

WARRANTY DEED

This indenture made on A.D. June 8, 2026, by

Benjamin Raymond Bell and David Lee Thomas, a married couple, as joint tenants with right of survivorship

whose address is: **11 NE 24th Ave., Apt. 108, Pompano Beach, FL 33062**
hereinafter called the "grantor", to

Javier Paredes, a single man and Rachel Roberts, a single woman, as joint tenants with full rights of survivorship

whose address is: **3119 PINECREST ST, Sarasota, FL 34239**
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 9, Block 132, SOUTH GATE, UNIT NO. 30, according to the map or plat thereof as recorded in Plat Book 10, Page 79, Public Records of Sarasota County, Florida.

Parcel Identification Number: **0059110064**

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 2026.

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

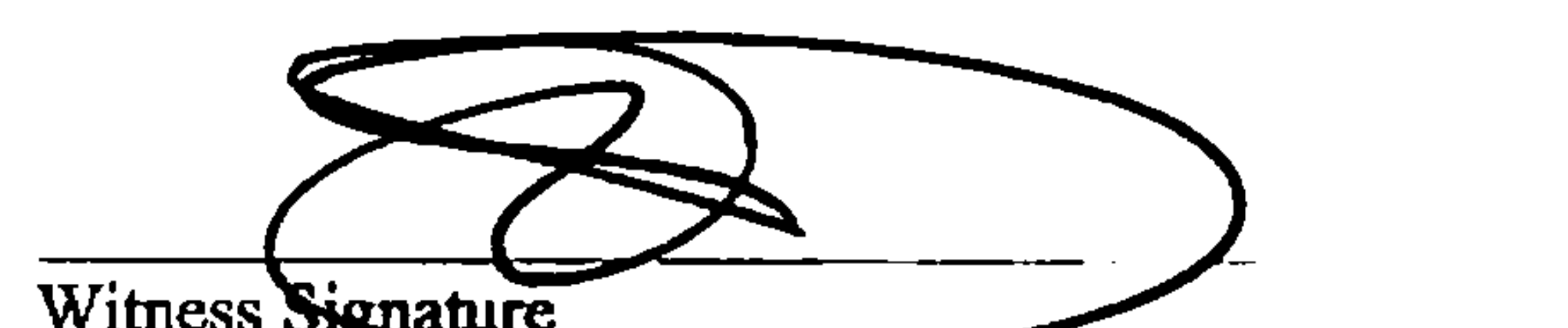

Benjamin Bell


David Thomas

Address and Telephone Number:
11 NE 24th Ave., Apt. 108
Pompano Beach, FL 33062

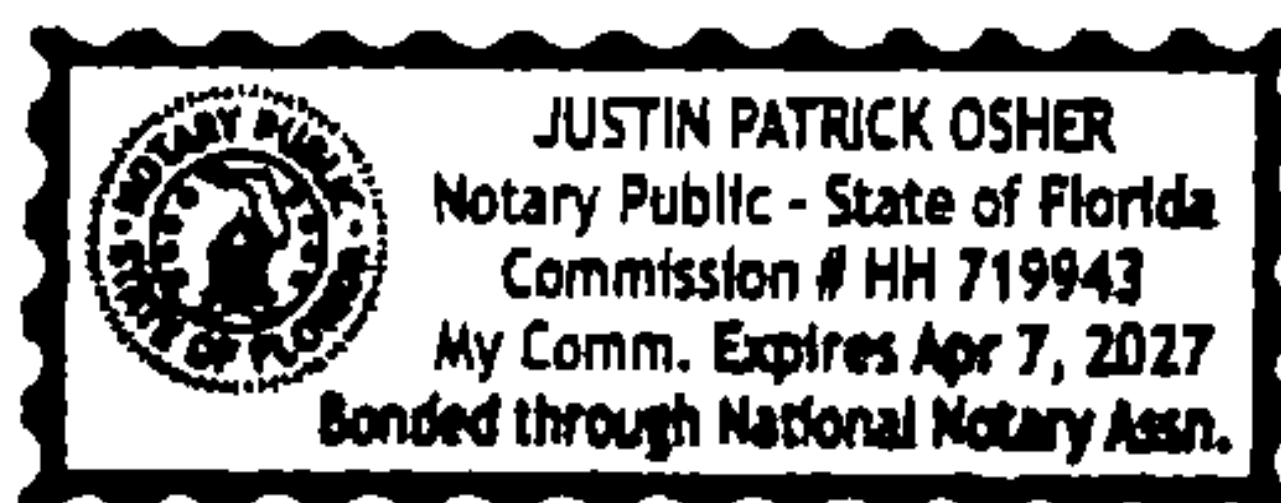
Signed, sealed and delivered in our presence:


Witness Signature
Print Name: David Bailey
Address: 11 NE 24th AVE.
Pompano Beach Fl. 33062


Witness Signature
Print Name: Justin Patrick Osher
Address: 3509 S. Federal Hwy., Apt A
Boynton Beach, FL 33435

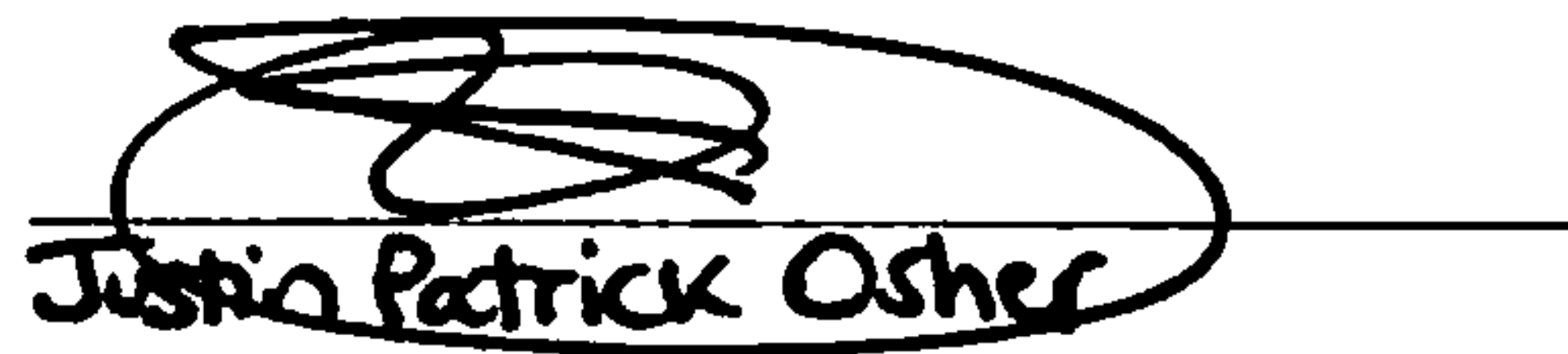
State of FLORIDA
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2020 by Benjamin Bell and David Thomas who are personally known to me or who has produced valid Florida Driver Licenses as identification.



Notary Public

My Commission
Expires:


Justin Patrick Osher
April 7th, 2027