

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078374 2 PG(S)
June 09, 2026 03 45 17 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration	\$1,290,000 00
Recording Fees	\$18 50 ✓
Documentary Stamps	\$9,030 00 ✓

Doc Stamp-Deed \$9,030 00


Prepared by and Return To


DUNLAP & MORAN
ATTORNEYS AT LAW

Ryan Featherstone, Esquire
DUNLAP & MORAN, P A
P O Box 3948
Sarasota, FL 34230
File No 25143-1

WARRANTY DEED

This Warranty Deed is made by Curtis Allan Price and Natalia Price, husband and wife, hereinafter referred to as "Grantor," to Martin J Saenz and Ruth Anne Saenz, husband and wife, whose address is 4973 Antiquity Way, Sarasota, FL 34240, hereinafter referred to as "Grantee "

Grantor, in consideration of the sum of TEN AND NO/100 (\$10 00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida

Lot 22, VILANO - PHASE 1, according to the map or plat thereof, as recorded in Plat Book 49, Page 6, of the Public Records of Sarasota County, Florida

The Property Appraiser's Parcel Identification Number for the above described property is 0236020122

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property, that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever, and that the property is free of all encumbrances not set forth herein

Executed on the 8 day of June, 2026

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Maria M Wallace

Witness 1 Signature

Witness 1 Printed Name **Maria M Wallace**

Witness 1 Address

P O BOX 3948

SARASOTA, FL 34230-3948

As to all Grantors

GRANTOR

Curtis Allan Price

Curtis Allan Price

269 Pine Ranch Trail

Osprey, FL 34229

Natalia Price

Natalia Price

269 Pine Ranch Trail

Osprey, FL 34229

Jessica Featherstone

Witness 2 Signature

Witness 2 Printed Name

Jessica Y. Featherstone

Witness 2 Address

P O BOX 3948

SARASOTA, FL 34230-3948

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on June 8, 2026 by Curtis Allan Price and Natalia Price

Personally known

or Produced Identification ✓

Type of Identification Produced FL DL

Jessica Featherstone

Notary Public

Print Name **Jessica Y. Featherstone**

My Commission Expires

