

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080617 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507027

Prepared by and return to:
Christopher D. Smith, Sr., Esq
Bar No.: 605433
SmithLaw Attorneys PA
1561 Lakefront Dr, Suite 204
Sarasota, FL 34240
(941) 202-2222
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File Number: 2026.051

Doc Stamp-Deed: \$5,243.00

PID: 2026080026
Consideration: \$749,000.00

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Warranty Deed

This Warranty Deed is this 12th day of June, 2026 between **Nikki E. Koulizakis, a single woman, Individually and as Trustee of The Nikki E. Koulizakis Trust, UTD June 17th, 2021, as amended**, whose post office address is 4515 Linwood St., Sarasota, FL 34232, grantor, and **Jean Pierre Betancourt Gonzalez, a single man**, whose post office address is 710 N. Lemon Ave Unit 266, Sarasota, FL 34236, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SEVEN HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$749,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

Lot 13, W.B. Harvard's Resubdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 138, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2026080026

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.

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:

Witness

Printed Name: Monica F. Ischinger
P.O. Address: 1561 Lakefront Dr. Ste 204
Sarasota FL 34240

Witness

Printed Name: Morgan Cole
P.O. Address: 1561 Lakefront Dr. Ste 204
Sarasota FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2026 by Nikki E. Koulizakis, Individually and as Trustee of The Nikki E. Koulizakis Trust, UTD June 17th, 2021, as amended, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

The Nikki E. Koulizakis Trust, UTD June 17th, 2021, as amended

By:

Nikki E. Koulizakis
Nikki E. Koulizakis, Individually and as Trustee

Notary Public

Print Name: Monica F. Ischinger

My Commission Expires: 1-4-2030

