

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081421 2 PG(S)

Prepared by and return to:
William A. Salgado, Esq.
Florida Title Services, LLC
1136 SE 3rd Avenue
Fort Lauderdale, FL 33316
954-779-2272
File Number: 26-1069

6/15/2026 4:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507696

Doc Stamp-Deed: \$1,680.00

Parcel Identification No. 0132130093

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 15 day of June, 2026 between Paul M. Byrd, Jr., a single man whose post office address is 3798 East Avenue, Clarkston, GA 30021 of the County of DeKalb, State of Georgia, grantor*, and Alfredo Alfonso Martinez, a married man whose post office address is 1885 Vamo Way, Sarasota, FL 34231 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Lot 13, Block A, Third Addition to Vamo, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 66, of the Public Records of Sarasota County, Florida, Less right of way per Road Plat Book 3, Page 17, of the Public Records of Sarasota County, Florida.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

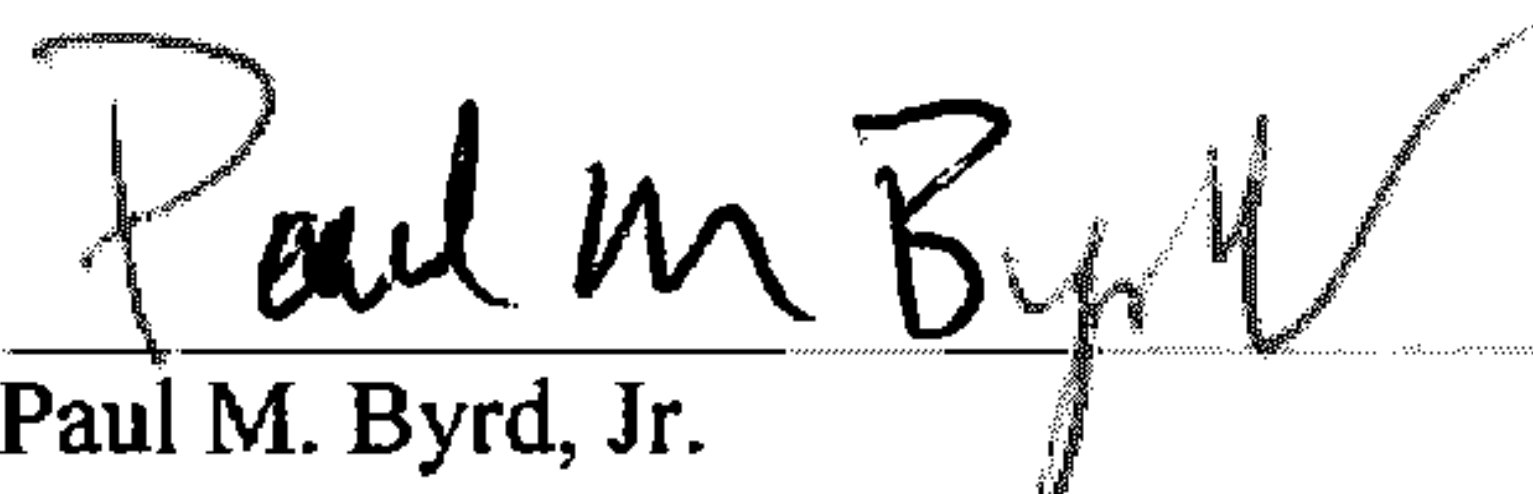
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

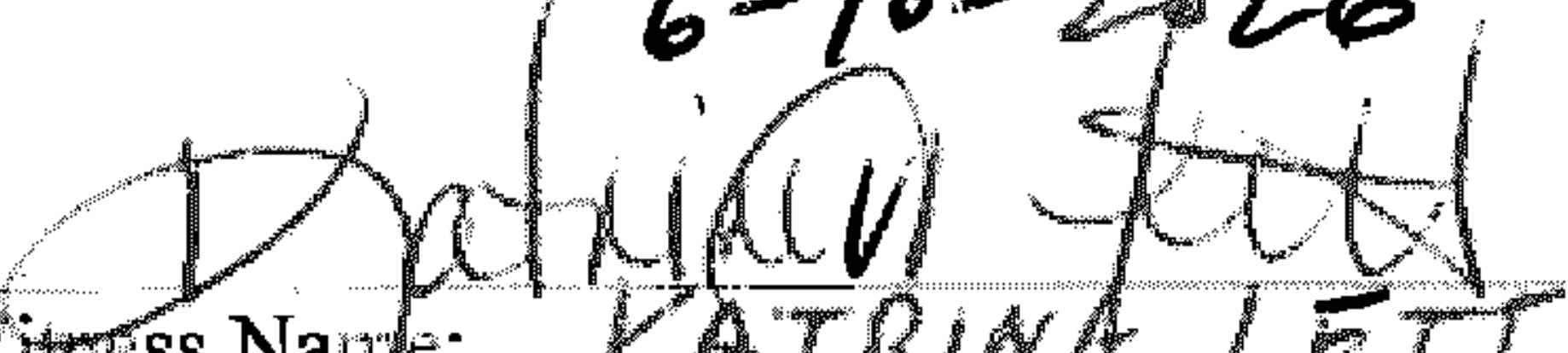
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

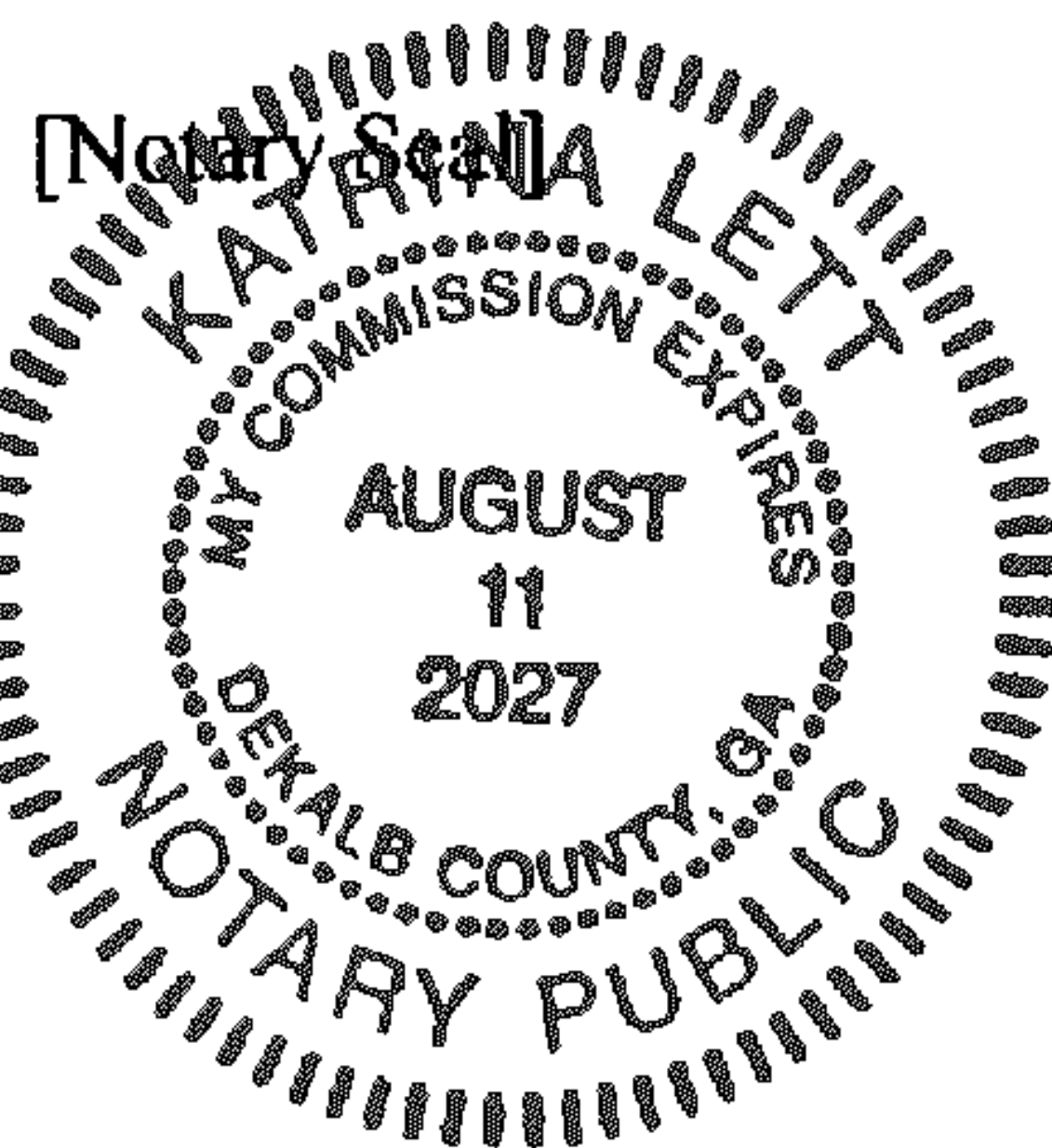

Witness Name: Jeff Holland
Witness Address: 2651 Sterling Acres Dr.
Tucker GA 30084
6-10-2026

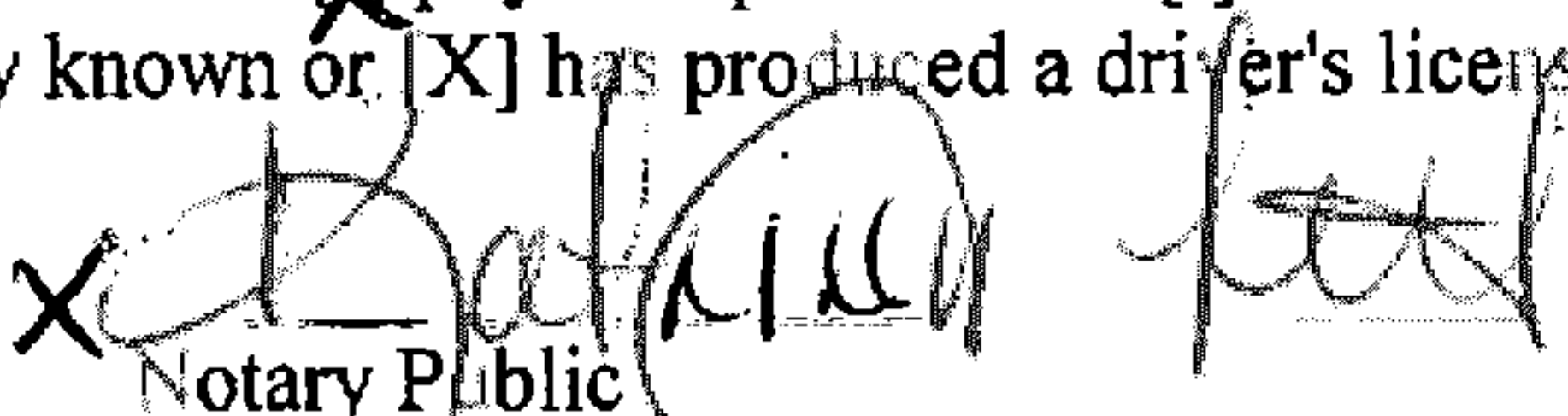

Paul M. Byrd, Jr.


Witness Name: KATRINA LETT
Witness Address: 4426 Hugh Howell Rd.
Tucker, GA 30084
6-10-2026

State of Georgia
County of DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026 by Paul M. Byrd, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.




Notary Public

☒ Printed Name: KATRINA LETT
☒ My Commission Expires: AUG. 11, 2027