

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082272 2 PG(S)**

Consideration: \$475,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49252-001

**6/16/2026 3:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508404**

Property Appraiser's Parcel ID No.: 0194-16-0110

Doc Stamp-Deed: \$3,325.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of June, 2026, by and between **SPENCER J. WESTLUND AND CASANDRA M. WESTLUND, HUSBAND AND WIFE**, whose address is **6204 Isla Del Ray Ave, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **NESTOR RODRIGUEZ COLON AND SIDNEY SANABRIA ROBLES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **14632 Red Castle Avenue, Lithia, FL 33547** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 110, NAUTIQUE AT WATERSIDE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGES 361 THROUGH 370, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *[Signature]*

Printed Name Gabriel Bodanza

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

[Signature]

Spencer J. Westlund

[Signature]

Casandra M. Westlund

(2) *[Signature]*

Printed Name Natasha Selvaraj

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 16th day of June, 2026, by Spencer J. Westlund and Casandra M. Westlund, (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

