

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082524 2 PG(S)**

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-478
Parcel ID: 1003016802
Consideration: \$315,000.00

6/17/2026 11:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508658
Doc Stamp-Deed: \$2,205.00

Warranty Deed

Know All Men By These Presents that, **Ismael Aguilera Delis, a single man, and Maia Arinda Schultz, a single woman**, (henceforth referred to as "Grantor") of **5254 Twin Flower Lane, Sarasota, FL 34233**, for consideration paid, grant to **Gary Michael Spaulding, a single man**, (henceforth referred to as "Grantee") of **2875 Soprano Lane, North Port, FL 34286**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 2, Block 168, Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof recorded in Plat Book 11, Pages 33, 33A through 33R, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

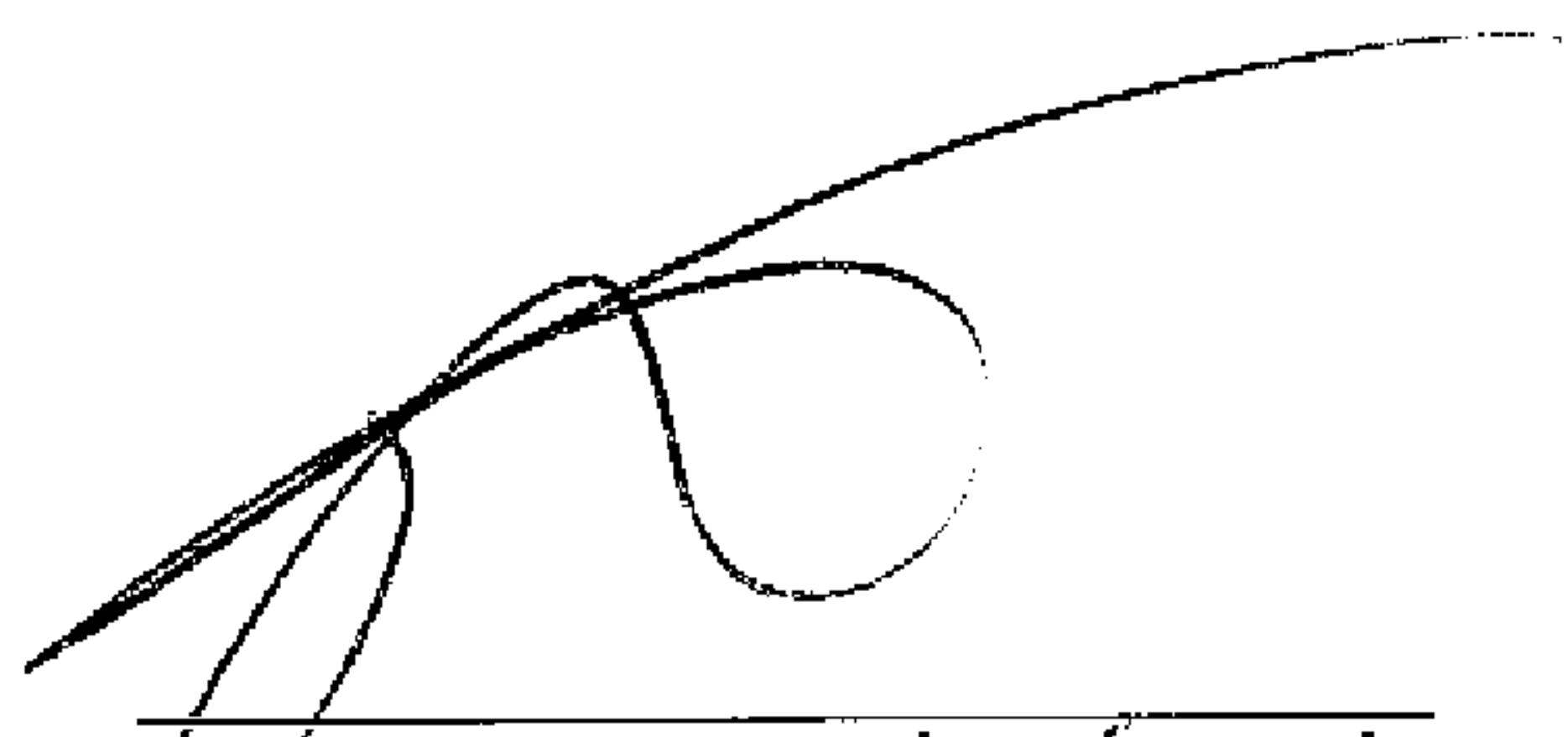
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

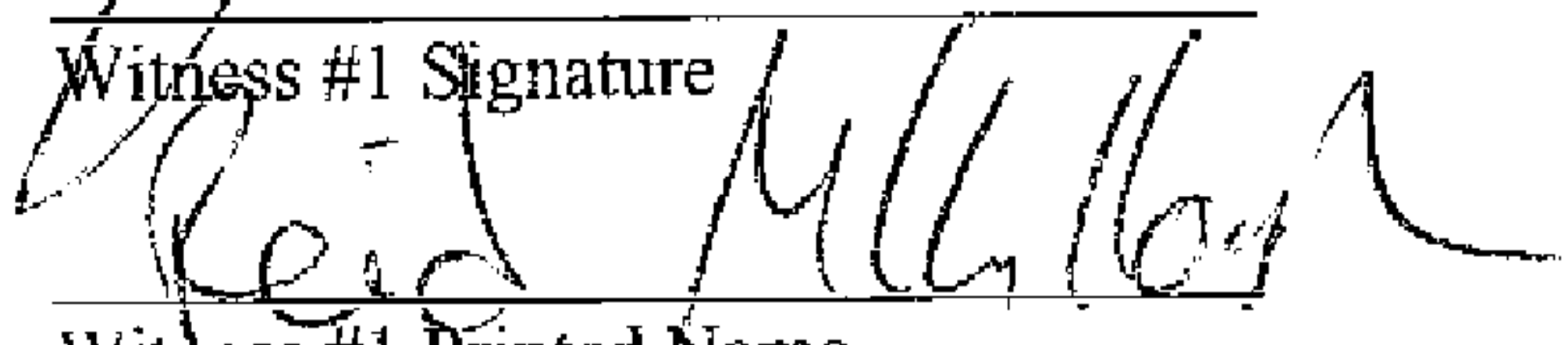
TO HAVE AND TO HOLD, the same in Fee Simple forever.

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.

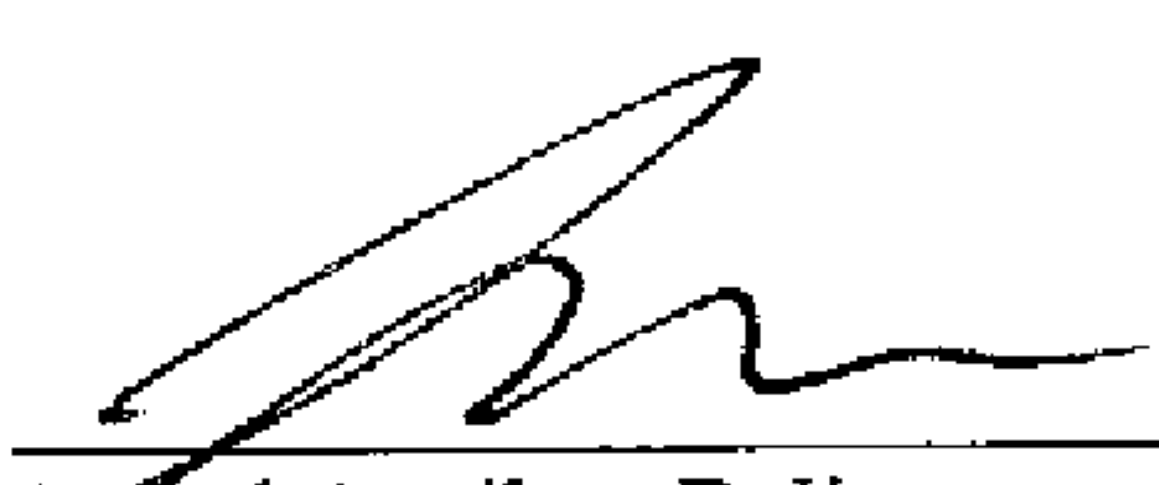
In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 16th day of June, 2026

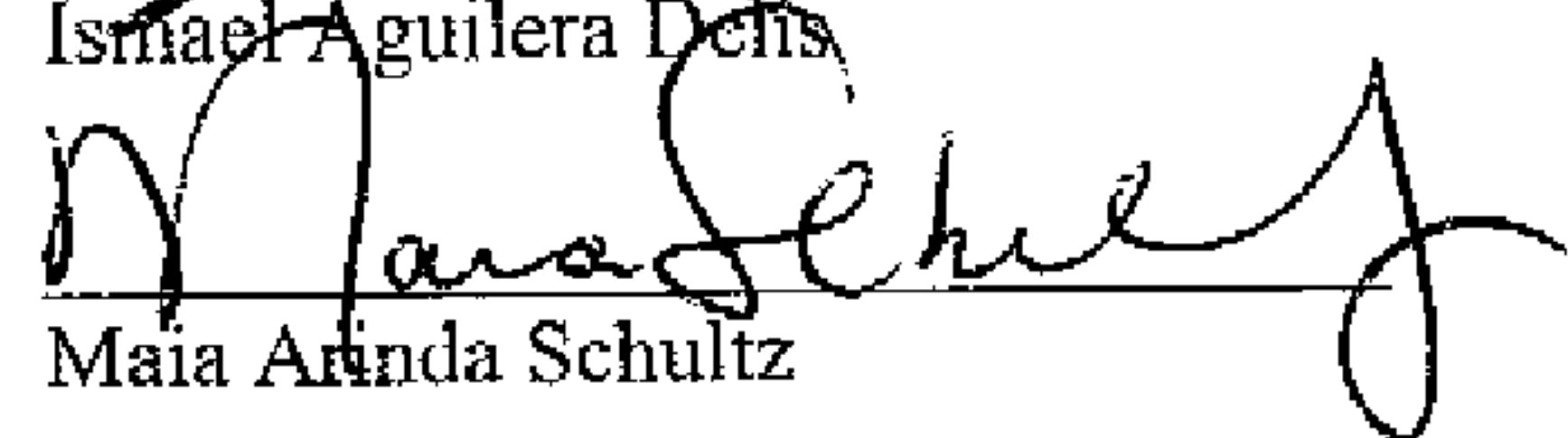
WARRANTY DEED



Witness #1 Signature


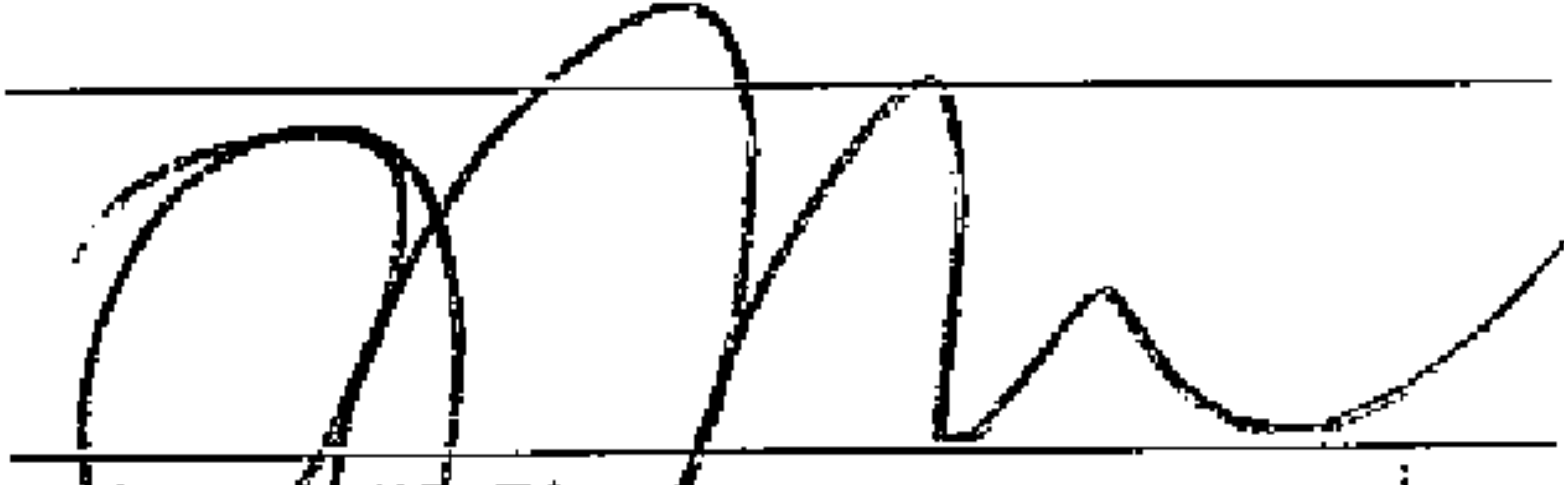
Witness #1 Printed Name

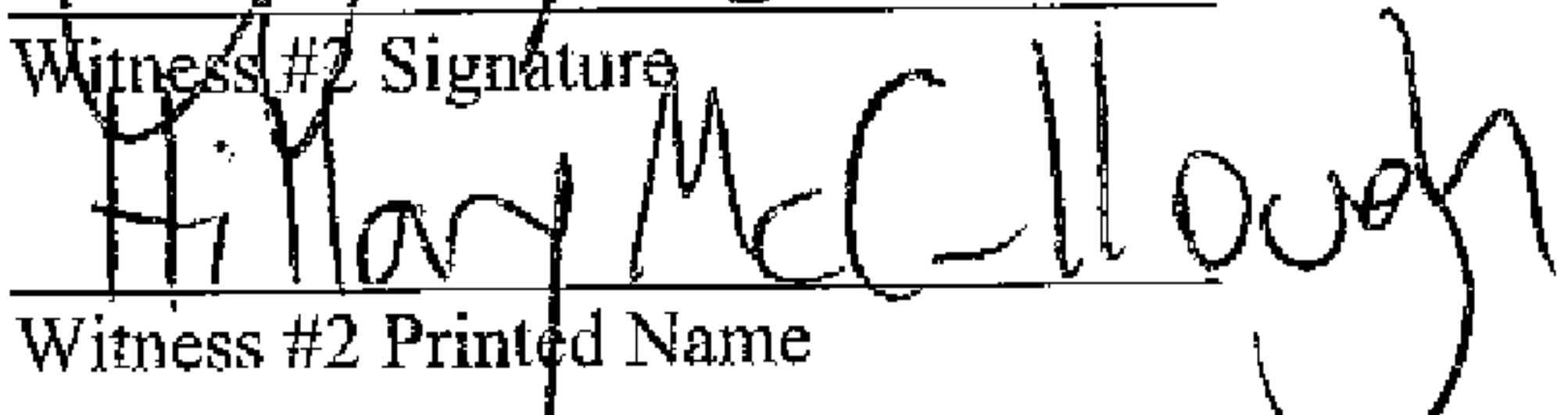


Ismael Aguilera Delis


Maia Arinda Schultz

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231



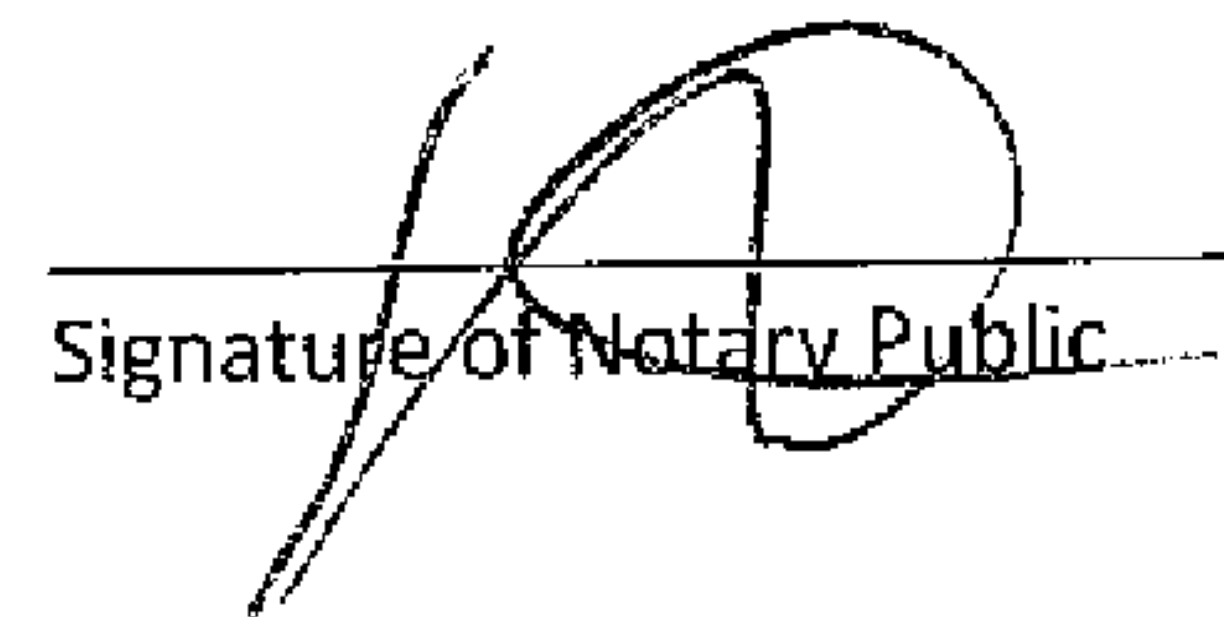
Witness #2 Signature


Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2026, by Ismael Aguilera Delis and Maia Arinda Schultz, ☐ who is/are personally known to me or ☒ who has/have produced valid ID as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

