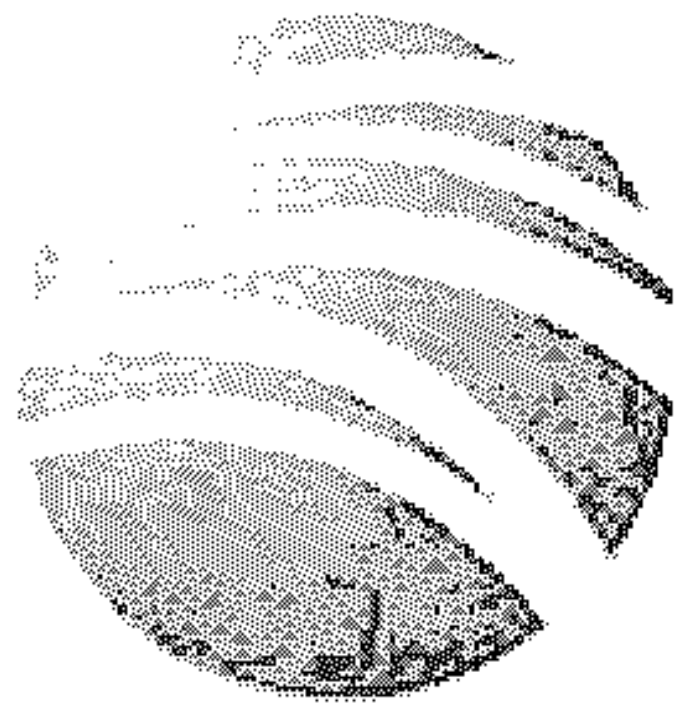




**SUNBELT**  
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026084544 2 PG(S)

6/22/2026 11:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510416

Prepared by and Return to:

Doc Stamp-Deed: \$2,800.00

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-03863

[Space Above This Line For Recording Data]

### **This Warranty Deed**

Made this **18th day of June, 2026** by **Candida Ednid Rolon Rodriguez, A Single Person**, hereinafter called the Grantor, to **Andre Miguel Caldeira De Sousa, A Married Man**, whose post office address is: **9393 Midnight Pass Rd # 703, Sarasota, FL 34242**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

**Unit B-703 a/k/a Unit 703, Building B, of The Pointe on Midnight Pass, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1090, Page 745, and as per plat thereof recorded in Condominium Book 8, Page 45, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 0131131097**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.



Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 18th day of June, 2026, by Candida Ednid Rolon Rodriguez,, who: [ ☐ ] is personally known to me or [ ☒ ] produced \_\_\_\_\_ as identification.

NOTARY PUBLIC (signature)

Print-Name: Dixie Roth

My Commission Expires:

Stamp/Seal:

