

Consideration: \$185,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road, Ste 210
Venice, FL 34285
26-49275-001

6/22/2026 1:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510582

Doc Stamp-Deed: \$1,295.00

Property Appraiser's Parcel ID No.: 1116-07-0036

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of June, 2026, by and between **PATRICIA A. SPAIN, A SINGLE WOMAN**, whose address is **605 Woodwyn Ct. North Port, FL 34287** (hereinafter "GRANTOR"), and **BALTAZAR ORTIZ AND CARMEN EDITH RIVERA, HUSBAND AND WIFE**, whose address is **248-25 Northern Boulevard, 1J #2032, Little Neck, NY 11362**, and **HENRY RIVERA, A SINGLE MAN**, whose address is **16 Maple Avenue, Glen Cove, NY 11542**, AS TENANTS IN COMMON (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 36, TOWNS AT LAKESIDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 38, 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)

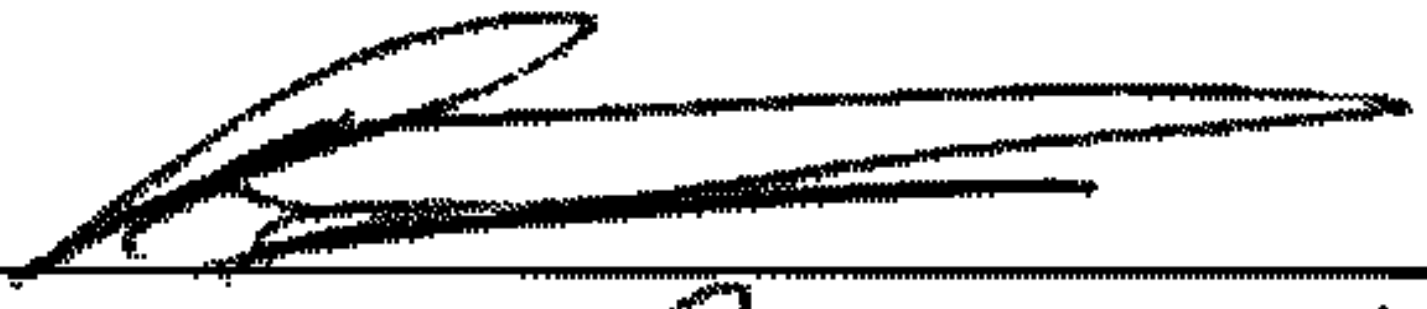
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1)


Printed Name Andrew Conaboy
P.O. Address 201 Center Rd
Venice, FL 34285

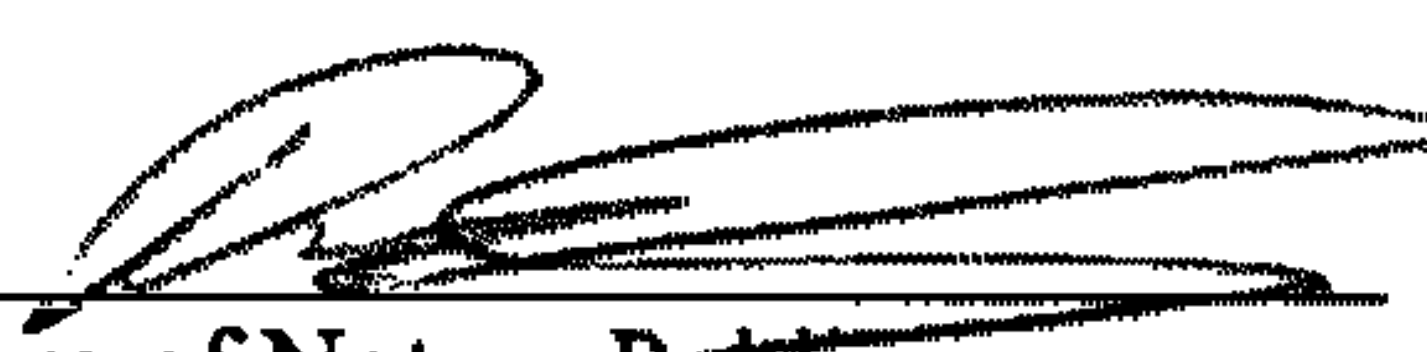
Pat A. Spain
Patricia A. Spain

(2)

Martha J Pike
Printed Name Martha J Pike
P.O. Address 400 Barcelona Ave
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2026, by Patricia A. Spain, ☐ who is personally known to me or ☒ who has produced Driver license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

