

6/22/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3510774

Prepared by and Return to:
Peter J. Pike, Esq.
Pike Law Firm, P.A.
4901 26th Street West, Suite B
Bradenton, FL 34207
Parcel ID Number: 2030030011
Our File No.: 2026-84
Consideration: \$335,000.00

Doc Stamp-Deed: \$2,345.00

Warranty Deed

Made June 17, 2026, A.D., by Damaris J. Lambert, Individually and as Trustee of the Damaris J. Lambert Revocable Trust dated April 9, 2013, 2400 Wood Street, Sarasota, FL 34237 (the "Grantor"), to Lizbeth Navarro, a single woman and Henry Felix Pena, a single man, as Joint Tenants with Rights of Survivorship, 939 North Lockwood Ridge Road, Sarasota, FL 34237 (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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, viz:

Lots 22 and 24, Block Z, PLAT OF AVION, according to the map or plat thereof, as recorded in Plat Book 1, Page 112, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

To Have and to Hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

Brooke D. Temple

Brooke D. Temple

4901 26th St. W., Bradenton, FL 34207

Peter J. Pike

Print Witness Name:

Peter J. Pike

4901 26th St. W., Bradenton, FL 34207

Damaris J. Lambert
Damaris J. Lambert, Individually and as
Trustee of the Damaris J. Lambert Revocable
Trust dated April 9, 2013

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or
(☐) online notarization, this 17th day of June, 2026, by Damaris J. Lambert, Individually and as
Trustee of Damaris J. Lambert Revocable Trust dated April 9, 2013, (☐) who is personally
known to me or (☒) who has produced FL drivers license as identification.

Brooke D. Temple
Signature of Notary Public

Brooke D. Temple
Print, Type/Stamp Name of Notary



Brooke D. Temple
Comm.: HH 746191
Expires: Dec. 3, 2029
Notary Public - State of Florida