

6/23/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511471

Doc Stamp-Deed: \$2,113.30

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4514.3Y

Consideration: \$301,900.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 23, 2026, **Walter Kessler Jr., a single man**, (henceforth referred to as “Grantor”) of **5410 Winewood Drive, Sarasota, FL 34232**, for consideration paid, grant to **Rita Sulema Cedillo Salazar and Jose Leon Jaime, wife and husband**, (henceforth referred to as “Grantee”) of **4143 Prudence Drive, Sarasota, FL 34235**, 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 1055, UNIT 9, KENSINGTON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 48 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0041-11-0010

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

WARRANTY DEED

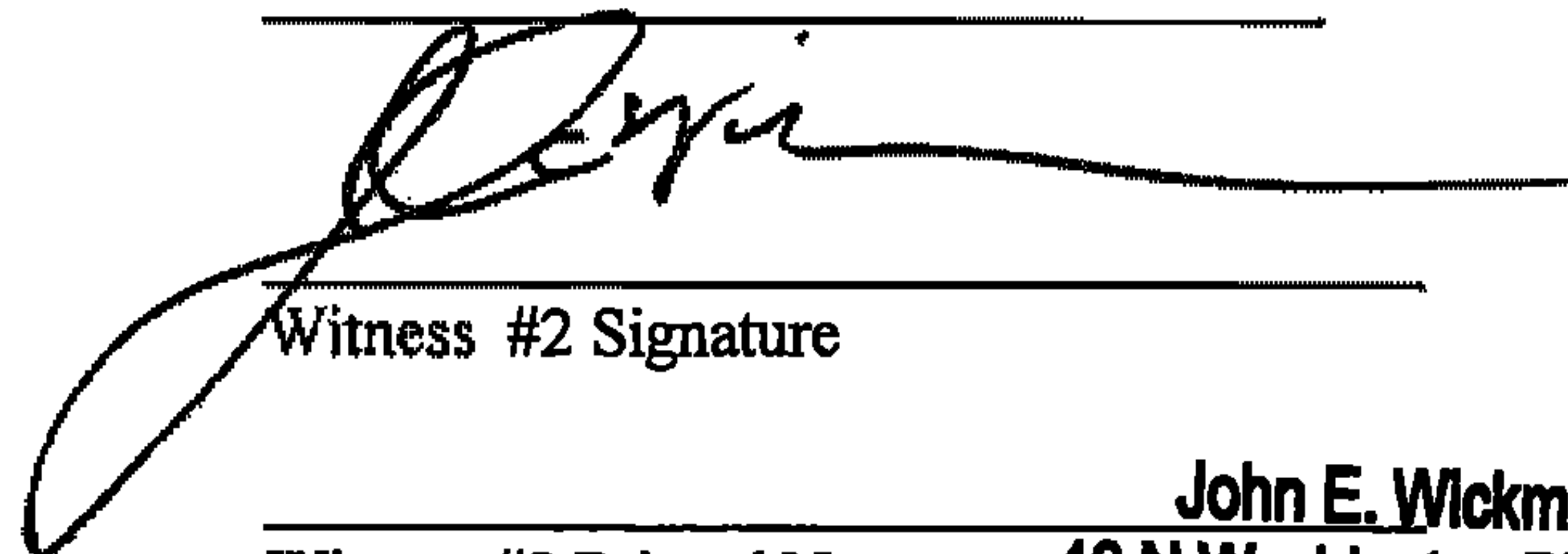
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has hereunto set his hand and seal.


Walter Kessler Jr.


Witness #1 Signature

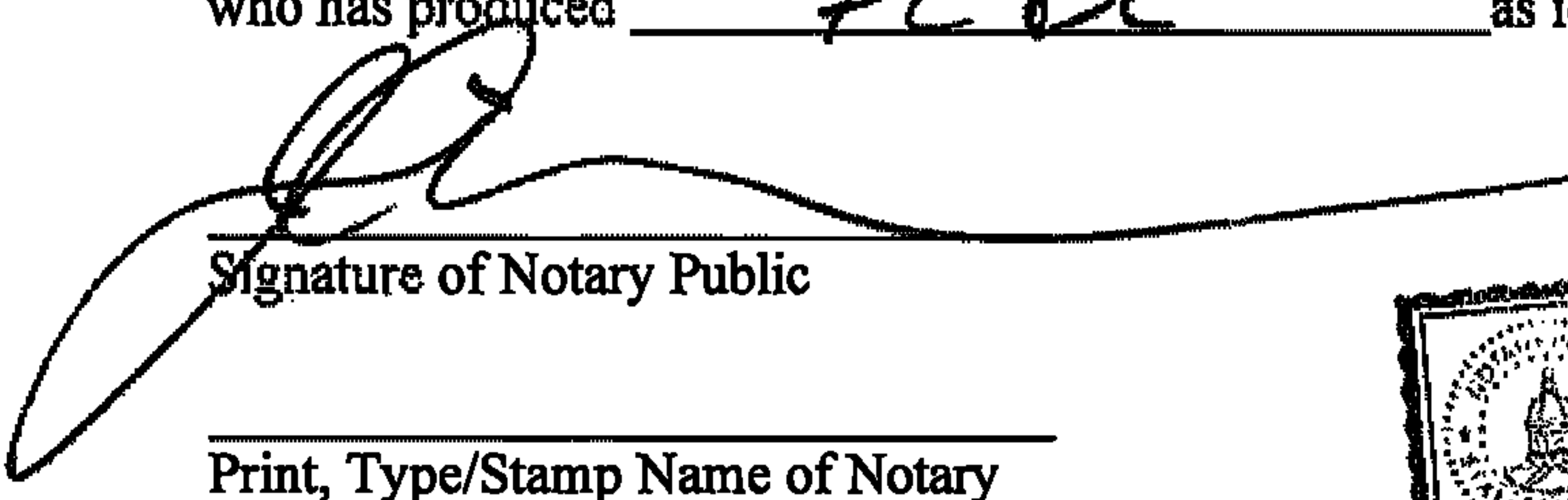
Heather M. Mathews
Witness #1 Printed Name **46 N Washington Blvd #15**
P.O. Address: **Sarasota, FL 34236**


Witness #2 Signature

John E. Wickman
Witness #2 Printed Name **46 N Washington Blvd #15**
P.O. Address: **Sarasota, FL 34236**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 22 day of June, 2026, by Walter Kessler Jr., () who is personally known to me or (X) who has produced FL DL as identification.


Signature of Notary Public
Print, Type/Stamp Name of Notary

