

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086675 2 PG(S)**

6/25/2026 10:53 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512245

Prepared by and Return to:
Yanneth P. Mosquera
Suncoast One Title & Closings, Inc.
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$3,290.00

File No.: ORL-2026-1032
Parcel ID Number: 0089-05-0009

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of June, 2026 between Donald Robertson and Helen Robertson, husband and wife, whose post office address is 4430 Atwood Cay Circle, Sarasota, FL 34233, of the County of Sarasota, State of Florida, Grantors, to Lorianna Ferrara, a single woman, whose post office address is 4867 Huntleigh Drive, Sarasota, FL 34233, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 27, Beneva Pines, according to the Plat thereof, recorded in Plat Book 25, Page(s) 47 and 47A, of the Public Records of Sarasota County, Florida.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Karen Peterson

WITNESS 1 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Holly A Swinton

WITNESS 2 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

[Signature]
Donald Robertson

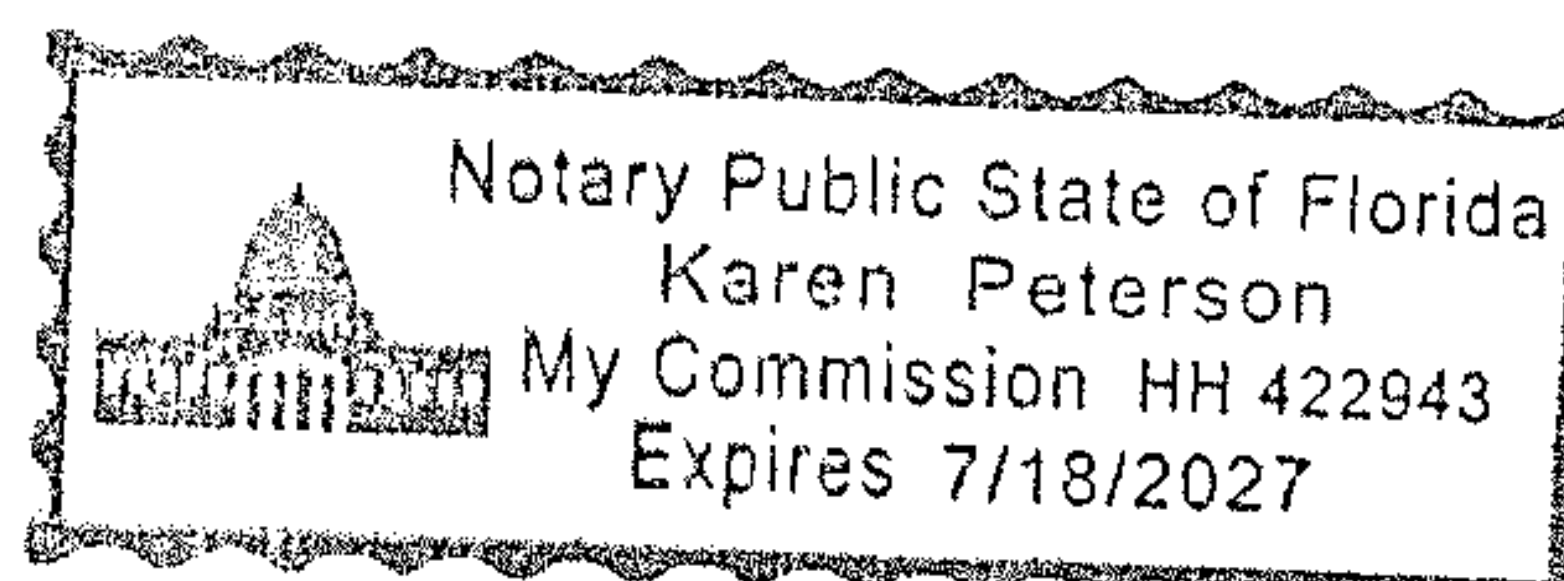
HELEN ROBERTSON BY DONALD ROBERTSON AS
Helen Robertson by Donald Robertson as
Attorney-in-Fact
ATTORNEY IN FACT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by Donald Robertson individually and as Attorney in Fact for Helen Robertson, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)