

7/8/2026 11:05 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516919

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,205.00

File No.: 2026-06-4650

Parcel ID Number: 0062150051

WARRANTY DEED

This WARRANTY DEED, made July 6, 2026, by **JANET M. DYMEK, A SINGLE WOMAN**, whose address is 3803 41st Street Court West, Bradenton, FL 34205 (the "Grantor"), to **RENE PENA GONZALEZ, A SINGLE MAN, AND VIRGEN C. AVILA FERNANDEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose address is 2635 Bucida Drive, Sarasota, FL 34232 (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 THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$315,000.00) 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 situate in **Sarasota County**, Florida, to-wit:

Lot 244, BRENTWOOD ESTATES, UNIT 2, according to the plat thereof, as recorded in Plat Book 22, Pages 21 and 21A, of the Public Records of Sarasota County, Florida.

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

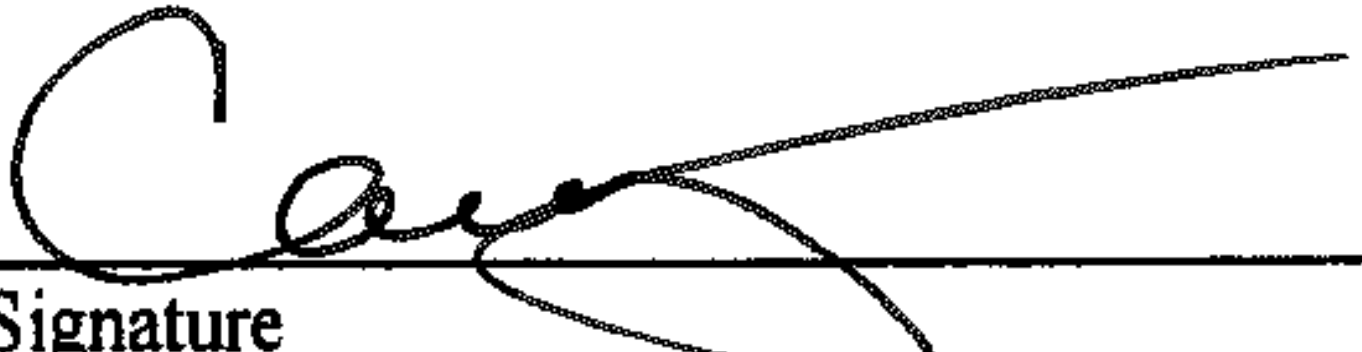
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

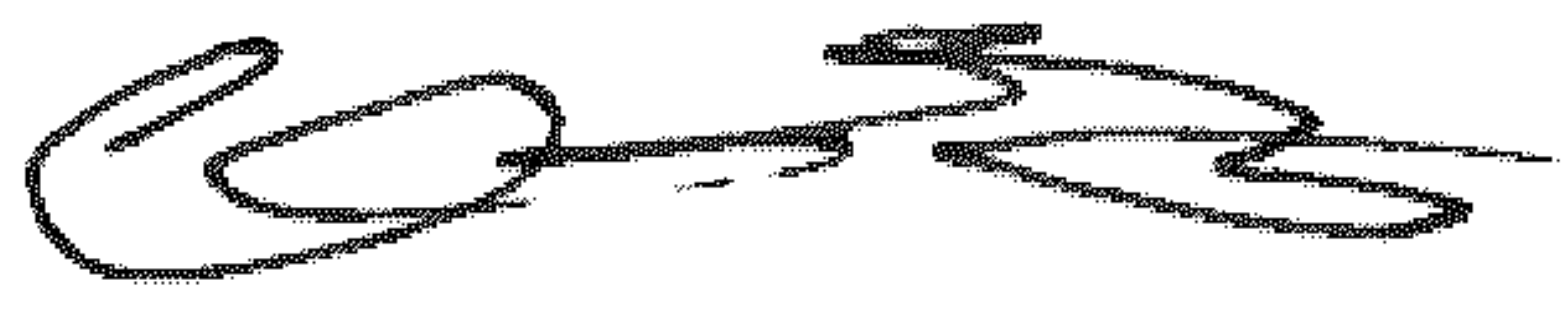
In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Signature

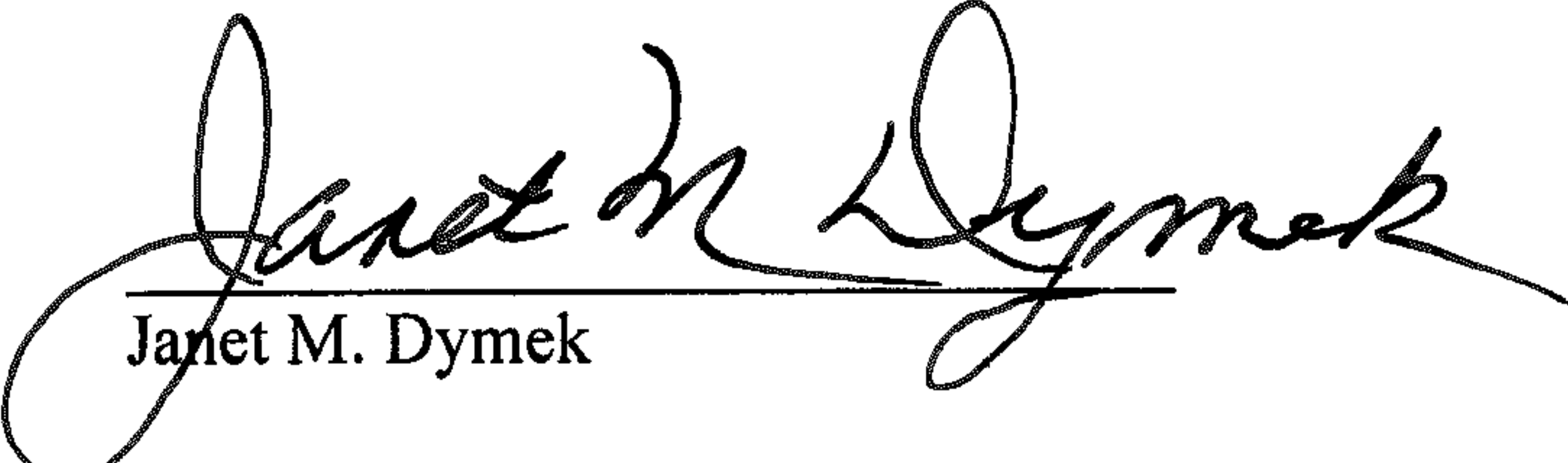
Witness Printed Name Carrie Stuckey

Witness #1 Address 5350 Desoto Rd
Sarasota FL 34235


Signature

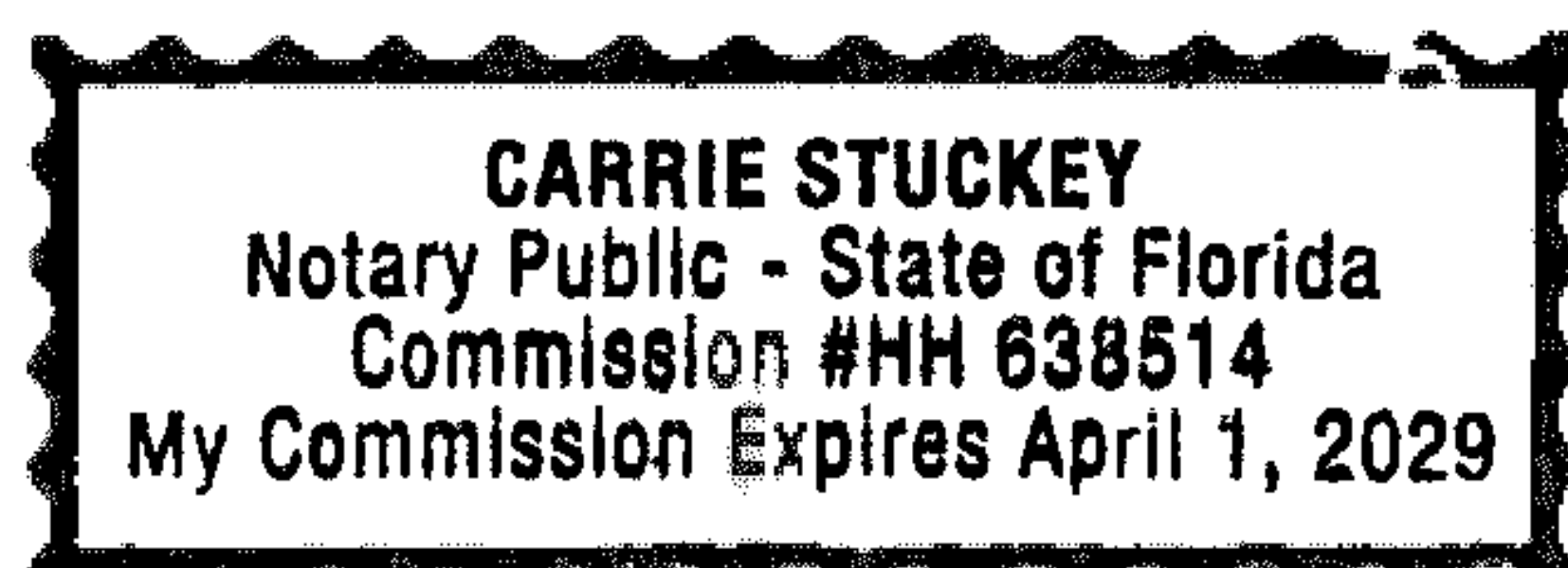
Witness Printed Name Chris Landis

Witness #2 Address 904 62nd St Ct W
Bradenton FL 34209


Janet M. Dymek

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 3rd day of July, 2026, by Janet M. Dymek, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.




Notary Public
Print Name: Carrie Stuckey
My Commission Expires: 4-1-29