

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092748 2 PG(S)**

7/8/2026 11:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517034

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$1,263.50

Order No.: 2026-50620JLW

Property Appraiser's Parcel I.D. (folio) Number:
0504010052

WARRANTY DEED

THIS WARRANTY DEED dated July 7, 2026, by **EMILY H. GOUGH, a single woman**, whose post office address is 10649 NE 13 AVE. #134, PORTLAND, Oregon 97211 (the "Grantor"), to **MARIA C. GUERRERO, a single woman**, whose post office address is 1724 NW 72nd Ave., Plantation, FL 33313 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) 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 situated in the County of **Sarasota**, State of Florida, viz:

The East 1/2 of Lot 31, Block D, BRUCEWOOD, according to the Plat thereof recorded in Plat Book 5, Page 16, of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

The property is the homestead of the Grantor(s).

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

R. Gauss
Witness Signature

Racheal Gauss
Printed Name of First Witness

3195 S. Access Rd. Englewood,
Address of First Witness FL 34224

Jill Richardson
Witness Signature

Jill Richardson
Printed Name of Second Witness

3195 S. Access Rd. Englewood,
Address of Second Witness FL 34224

Emily H. Gough
EMILY H. GOUGH

Grantor Address:
10649 NE 13 AVE. #134
PORTLAND, OR 97211

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 6 day of July, 2026, by EMILY H. GOUGH, who is/are personally known to me or who has/have produced license as identification and who did take an oath.

R. Gauss
Notary Public, State of
My Commission Expires:
(Seal)

