

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093053 2 PG(S)

7/8/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3517271

After Recording Return to:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Erika Cabrales
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$2,485.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0039-15-0055
File No.: 2950373

WARRANTY DEED

This Warranty Deed, Made the ⁶~~7~~ day of July, 2026, by Doris Ivanov, individually and as Successor Trustee of the Juliana Tittelmier Revocable Trust dated June 7, 1994, having its place of business at: 24578 Littlehorn Dr, Corona, CA 92883, hereinafter called the "Grantor", to Miguel Antonio Vilorio Gomez and Keylat Janeth Abram Camacho, a married couple, whose post office address is: 1720 Country Meadows Drive, Sarasota, FL 34235, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Lot 3, Block "B", COUNTRY MEADOWS SUBDIVISION, according the Plat thereof, recorded in Plat Book 30, Page 48, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
1720 Country Meadows Drive, Sarasota, FL 34235

ATTEST: _____ Secretary
Juliana Tittelmier Revocable Trust dated June 7, 1994

Rose Keshawary
Witness 1 Signature

By: Doris Ivanov
Doris Ivanov, as Successor Trustee
Individually and

Witness 1 Printed Name and Post Office Address:
Rose Keshawary
2659 Camino Del Vinos
Corona CA 92822

Sherry Maria Ameri
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Sherry Maria Ameri
15 Via Tranida
Rancho Santa Margarita CA 92688

State of California
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026 by Doris Ivanov as Successor Trustee of Juliana Tittelmier Revocable Trust dated June 7, 1994. He/She has produced Doris Ivanov as identification.

Sherry Maria Ameri My Commission Expires: 10.28.27
Notary Public Signature (SEAL)
Printed Name: Sherry Maria Ameri
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

