

**RECORDED IN OFFICIAL RECORDS
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7/9/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517872

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29427

Doc Stamp-Deed: \$2,926.00

Consideration: \$418,000.00

General Warranty Deed

Made this July 9, 2026 By **Tristan Roberts, an unmarried man and Romina Merino f/k/a Romina Roberts, an unmarried woman**, whose post office address is: 4111 Gerwe Rd, Sarasota, Florida 34235, hereinafter called the Grantor, to **Lisneydi Castaneda Esquivel and Maykel Orlando Zayas Ramirez, wife and husband**, whose post office address is: 4913 Almanza Ave, Sarasota, Florida 34235, hereinafter called 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 Ten Dollars, (\$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:

Lot 411, DESOTO LAKES SUBDIVISION, UNIT NUMBER 7, according to the map or plat thereof, as recorded in Plat Book 8, Page 121, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0019110049**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

The subject property is being sold/conveyed in conjunction with that certain Marital Settlement Agreement dated February 7, 2024 as filed in Sarasota County Case No. 2023 DR 006233 NC and Grantors hereby certify that they have complied with the terms contained therein.

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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.

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

Signed, sealed and delivered in our presence:

Witness Signature: *Julie Walther*
Witness # 1 Printed Name: Julie Walther
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

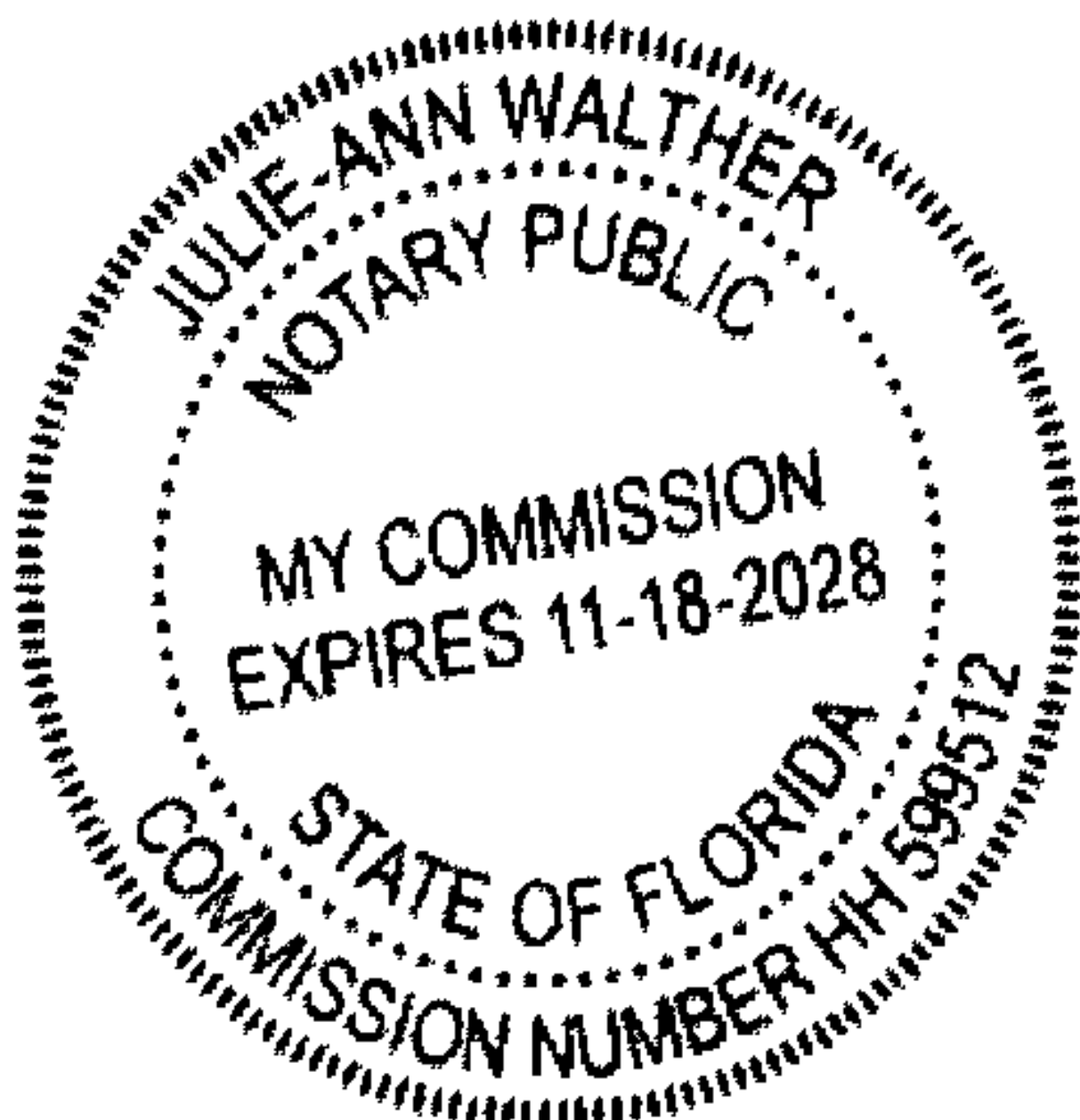
Tristan Lane Roberts (Seal)
Tristan Lane Roberts

Witness Signature: *Mike Bridges*
Witness # 2 Printed Name: Mike Bridges
Post Office Address: 2000 Webb Street
Sarasota FL 34239

Romina Merino f/k/a Romina Roberts (Seal)
Romina Merino f/k/a Romina Roberts

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this July 8, 2026, by Tristan Roberts, an unmarried man, Romina Merino f/k/a Romina Roberts, an unmarried woman, who is/are personally known to me or who produced FL DL as identification.



(SEAL)

Julie Walther
Notary Public
My Commission Expires: _____