

7/13/2026 1:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3518945

Doc Stamp-Deed: \$1,610.00

Prepared by and return to:

Brooklyn Bello

Cadence Title Services of Sarasota & Manatee LLC

8470 Enterprise Circle

Suite 321

Lakewood Ranch, FL 34202

File No 2026-426

Parcel Identification No 2020-05-0088

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 10th day of July, 2026 between **Christenson, LLC, a Florida Limited Liability Company**, whose post office address is P.O. Box 10008, Bradenton, FL 34282, of the County of Manatee, Florida, Grantor, to **Mayra Hernandez Villa and Lazaro Companioni, wife and husband**, whose post office address is 3313 Central Avenue, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 34, BLOCK 2, NORTH RIVERSIDE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166,
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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Christenson, LLC, a Florida Limited Liability Company

By: [Signature]
James J. Palawski, Managing Member

12572 Ryegrass Loop
Parrish, FL 34219
WITNESS 1 ADDRESS

Jennifer Billingsley
WITNESS
PRINT NAME: Jennifer Billingsley

Lisa B. Lia
WITNESS
PRINT NAME: Lisa B. Lia

8470 Satorpise Cir. Ste 318
Lakewood Ranch, FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by James J. Palawski, Managing Member of Christenson, LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Jennifer Billingsley
Signature of Notary Public

Jennifer Billingsley
Print, Type/Stamp Name of Notary

