

7/15/2026 2:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520096

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: \$3,276.00

File No.: 2026-06-4665

Parcel ID Number: 0048020125

WARRANTY DEED

This WARRANTY DEED, made July 15, 2026, by **CHRISTINE HELEN VILLARREAL, AN UNMARRIED WOMAN**, whose address is 29647 Fog Hollow Drive, Westley Chapel, FL 33543 (the "Grantor"), to **ANTHONY ALBERT PONTE, AN UNMARRIED MAN**, whose address is 5835 Calla Lilly 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 FOUR HUNDRED SIXTY EIGHT THOUSAND AND 00/100 DOLLARS (\$468,000.00) 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 125, GARDEN VILLAGE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 40, 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.

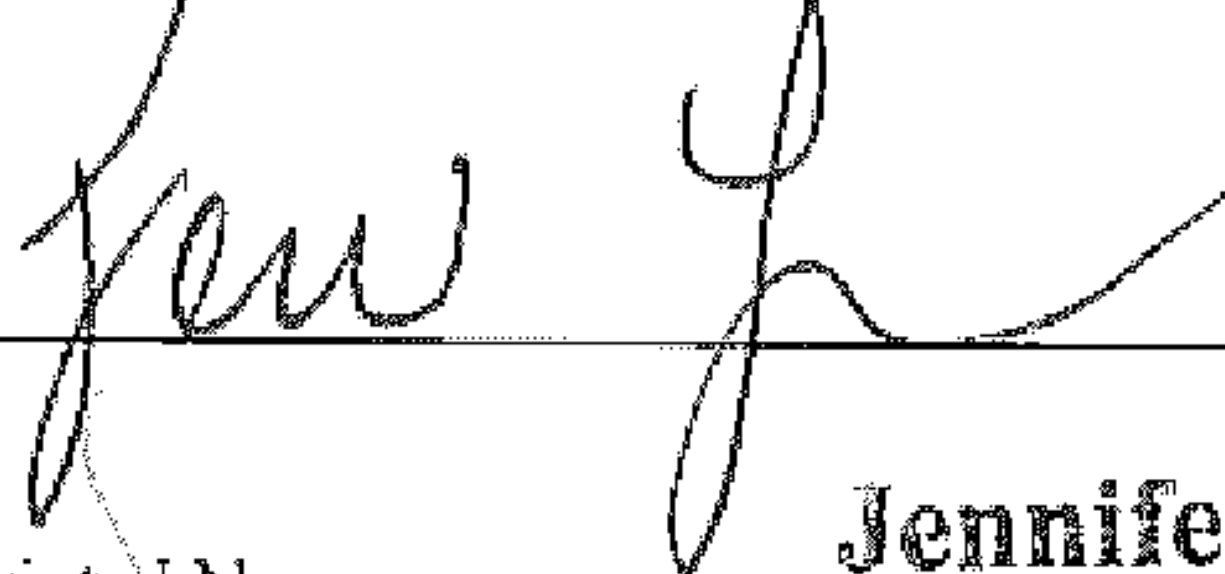
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 **Jennifer Fricke**

Witness #1 Address **5218 Paylor Ln.**
Sarasota, FL 34240


Signature _____
Witness Printed Name **Kyra L. Johnson**

Witness #2 Address **5218 Paylor Ln.**
Sarasota, FL 34240

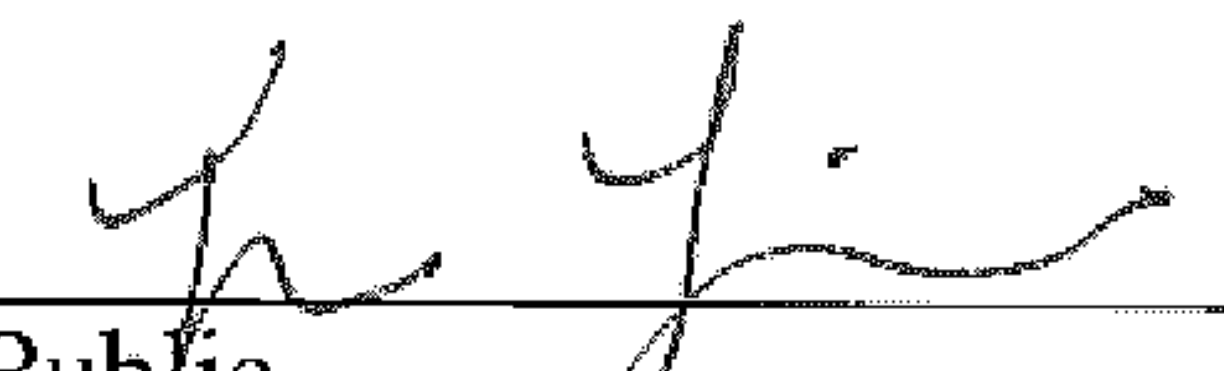

Christine Helen Villarreal

State of FL
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 7/10/20, by Christine Helen Villarreal, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.



JENNIFER FRICKE
Notary Public
State of Florida
Comm# HH341806
Expires 1/27/2027


Notary Public
Print Name: **Jennifer Fricke**
My Commission Expires: _____