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INSTRUMENT # 2026096976 2 PG(S)

7/16/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520646



Doc Stamp-Deed: \$3,360.00

Prepared by and Return to:
Jennifer Merrick, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 267444-90

WARRANTY DEED

This indenture made on **July 16, 2026** by **Inmi Houston and Ronald Houston, wife and husband**, whose address is: 3209 Saint Georges Dr., Plano, TX 75093 hereinafter called the "grantor", to **John W. Barrett and Linn D. Barrett, husband and wife**, whose address is: 4305 29th St. Rd., Greeley, CO 80634, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit 201, Building A, PEPPERTREE BAY UNIT I, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Record Book 963, Pages 1159 to 1230, inclusive, as amended and as per plat thereof recorded in condominium Book 5, Page 39, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0106035007**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Inmi Houston

[Signature]
Ronald Houston

Signed, sealed and delivered in our presence:

✓ [Signature]
1st Witness Signature

Print Name: ✓ Deedra Swan

Address: ✓ 1405 Kittery Dr
Plano, TX 75093

State of ✓ Texas

County of ✓ Denton

✓ [Signature]
2nd Witness Signature

Print Name: ✓ PAUL TYLER HENLEY

Address: ✓ 9508 SINCLAIR ST.
FORT WORTH, TX 76244

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or () online
notarization on ✓ 07/15/2026, by **Inmi Houston and Ronald Houston**, who () is/are
personally known to me or who (✓) produced a valid ✓ Texas DL as identification.

✓ [Signature]
Notary Public Signature
Printed Name: Deedra Swan
My Commission Expires: 12/24/2027

