

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097101 2 PG(S)

7/16/2026 3:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520748

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331621-423434

Doc Stamp-Deed: \$1,085.00

Consideration: \$155,000.00
Doc Stamps: \$1,085.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 16th day of July, 2026, by HARMONY PROPERTIES OF SARASOTA, LLC, a Florida limited liability company ("Grantor"), to Agustin Castro and Leslie Castro, husband and wife, whose post office address is 15465 Southwest 57th Terrace, Miami, FL 33193 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 3259-102, VILLAGE BROOKE CONDOMINIUM I, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1080, Page 40, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0061052114.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness #1 Sign: [Signature]
Witness #1 Print Name: Jeannette Wooten
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

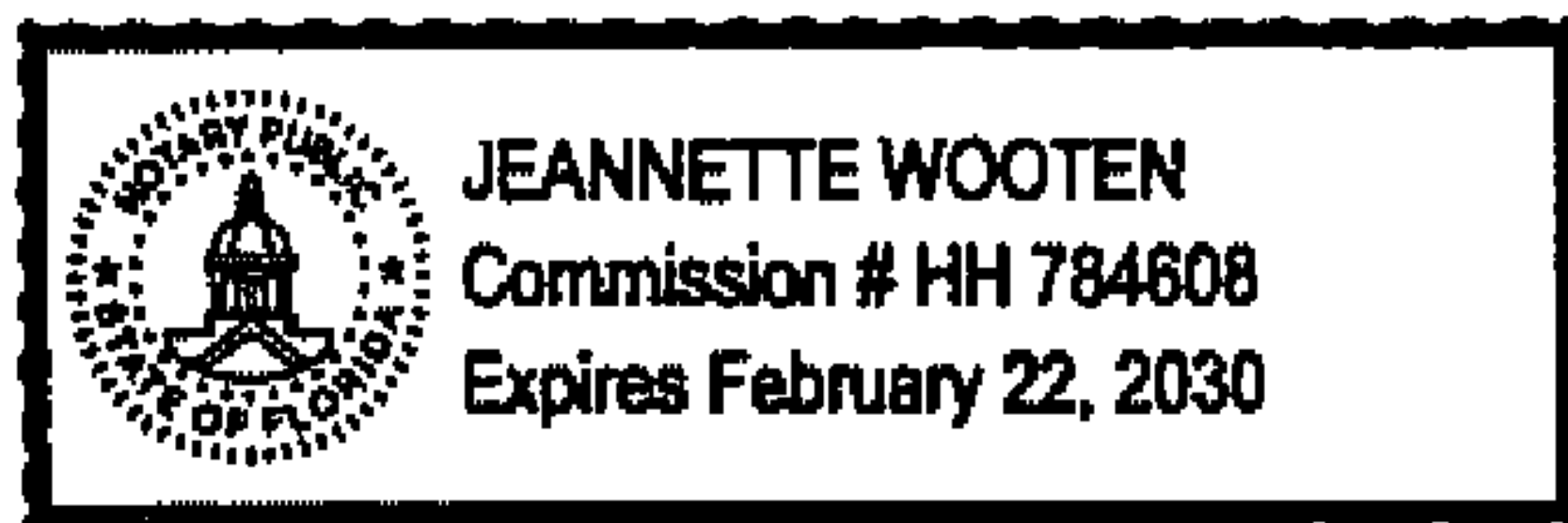
Witness #2 Sign: [Signature]
Witness #2 Print Name: Darlene Lowty
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

HARMONY PROPERTIES OF
SARASOTA, LLC, a Florida limited
liability company

By: [Signature]
Steven A. Gottschalk, as its Manager
Address: 5177 Sandy Cove Avenue
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 15 day of July, 2026, by Steven A. Gottschalk, as
Manager of HARMONY PROPERTIES OF SARASOTA, LLC, a Florida limited liability
company.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ✓ (OR) Produced Identification _____
Type of identification produced _____