

7/20/2026 3:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521917

This Instrument Prepared by, and Return to:
Eric R. Hoonhout
Elevation Title, LLC
1549 Ringling Blvd., Suite 600
Sarasota, FL 34236

Doc Stamp-Deed: \$2,555.00

Purchase Price: \$365,000.00
Documentary Stamps: \$2,555.00
Recording Cost: \$18.50
Parcel ID Number: 0065040036 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 17th day of July 2026, by **JAAFAR BENNOUNA, a married man**, whose post office address is 19369 SW 80th Court, Cutler Bay, FL 33157 (the "Grantor") to **CARLOS ADRIAN CAMACHO CORZO AND, ELIZABETH ALMIDA MONTERO, husband and wife**, whose post office address is 5389 Foxwood Drive, Sarasota, FL 34232 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota State of Florida, as more particularly described as follows (the "Property").

Lot 1069, RIDGEWOOD ESTATES, 19TH ADDTION, according to the plat thereof, recorded in Plat Book 24, Pages 38 and 38A, of the Public Records of Sarasota County, Florida.

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And 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 except those set forth herein.

The above-described property was not the homestead property of the Grantor at the time of conveyance, nor the Grantor's spouse, or of any dependents of the Grantor or the Grantor's spouse, nor is it contiguous to the homestead property of the Grantor, the Grantor's spouse, or that of any dependents of the Grantor or of the Grantor's spouse.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

Alton E Crooks

Print Name: Alton E Crooks JR.

Address: 40 Carrell Rd.

Randolph, NJ 07869

[Signature]

Print Name: Kimberly Herrin

Address: 2905 Great Abaco Way,

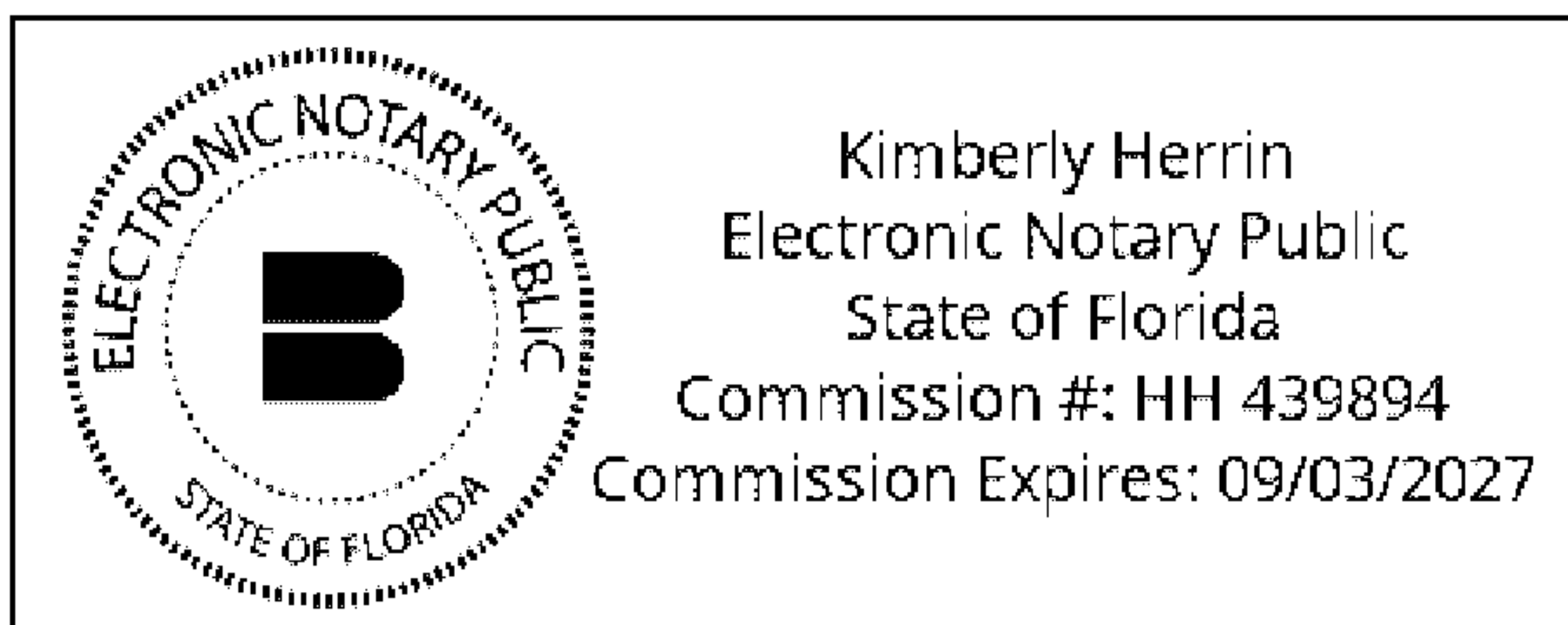
Bradenton, FL 34208

JAAFAR BENNOUNA
JAAFAR BENNOUNA

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of {Notary choose one} _____ physical presence or ☒ remote online notarization, this 17th day of July 2026, by JAAFAR BENNOUNA, a married man, who is {Notary choose one} _____ personally known to me or ☒ who has produced _____ FL DL _____ as identification.

Notarized online using audio-video communication technology



[Signature]

Signature of Notary Public

Name of Notary Public: Kimberly Herrin

Date of Expiration of Commission: 09/03/2027