

Prepared by and return to after recording:

✓ Maria L. Olguin Gonzalez

4163 Magenta Avenue, North Port, FL 34288

Property Appraiser Parcel ID: 1121-24-6010

Property Address: 4163 Magenta Avenue, North Port, Florida 34288

Grantee Mailing Address: 4163 Magenta Avenue, North Port, Florida 34288

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026099141 3 PG(S)  
July 21, 2026 02 06 26 PM  
KAREN E RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70



## WARRANTY DEED

*(Spousal Conveyance Creating Tenancy by the Entirety)*

THIS WARRANTY DEED, made and executed as of the 18th day of July, 2026, by **MARIA L. OLGUIN GONZALEZ, a married woman**, whose post-office address is 4163 Magenta Avenue, North Port, Florida 34288 (the "Grantor"), to **MARIA L. OLGUIN GONZALEZ and CHRISTIAN FARIAS ZEPEDA, wife and husband, as tenants by the entirety**, whose post-office address is 4163 Magenta Avenue, North Port, Florida 34288 (collectively, the "Grantees").

### WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS (\$10.00), love and affection, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by this instrument does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantees, their heirs and assigns forever, the following described real property situated in Sarasota County, Florida:

**Lot 10, Block 2460, Forty-Ninth Addition to Port Charlotte Subdivision, according to the plat thereof recorded at Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.**

**Commonly known as:** 4163 Magenta Avenue, North Port, Florida 34288

This conveyance includes all improvements, tenements, hereditaments, easements, rights, privileges, and appurtenances belonging or in any way appertaining to the real property.

TO HAVE AND TO HOLD the same in fee simple forever unto Grantees, as husband and wife, as tenants by the entirety, with full right of survivorship incident to that estate. Grantor expressly intends by this conveyance to create an estate by the entirety in herself and her spouse pursuant to section 689.11, Florida Statutes.

Grantor covenants with Grantees 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 the property is free from encumbrances except taxes for the current and subsequent years, easements, restrictions, reservations, covenants, conditions, and matters of record, if any; and that Grantor fully warrants title to the property and will defend the same against the lawful claims of all persons whomsoever.

This property is the homestead and principal family residence of Grantor and Grantees. This deed is a direct conveyance by the title-holding spouse to herself and her spouse for the express purpose of creating a tenancy by the entirety. The parties intend no fraudulent transfer and no hindrance, delay, or defraudment of any creditor.

Grantor acquired title by Warranty Deed recorded as Official Records Instrument No. 2017012373, recorded January 31, 2017, Public Records of Sarasota County, Florida.

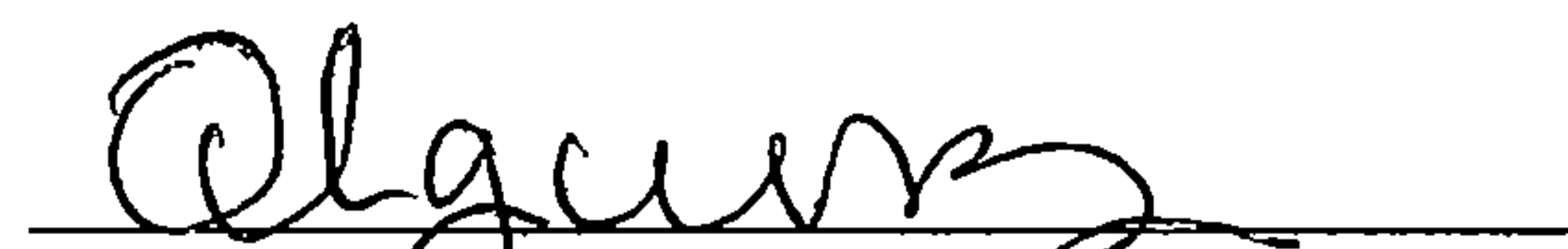
**Documentary Stamp Tax:** \$0.70 based on nominal stated consideration. Before recording, counsel or the closing agent should confirm whether the homestead interspousal exemption in section 201.02(7)(b), Florida Statutes, applies and whether the Clerk requires a different tax notation based on the actual consideration or any lien obligations.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date written above.

Signed, sealed, and delivered in the presence of:

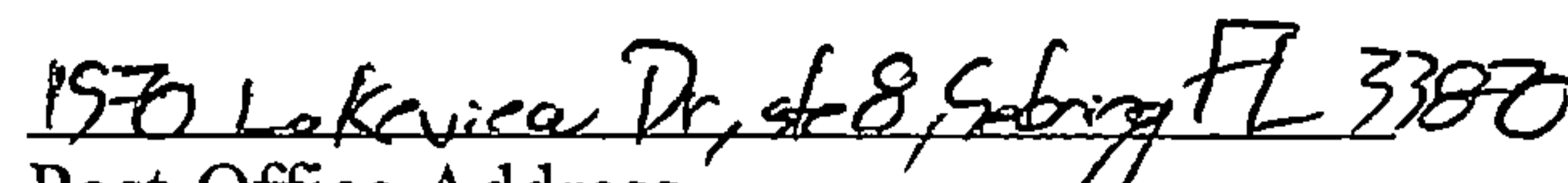
GRANTOR:

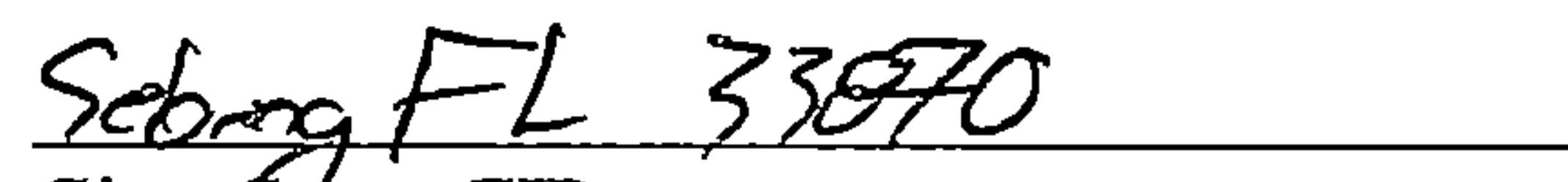
  
Witness 1 Signature

  
MARIA L. OLGUIN GONZALEZ

  
Printed Name

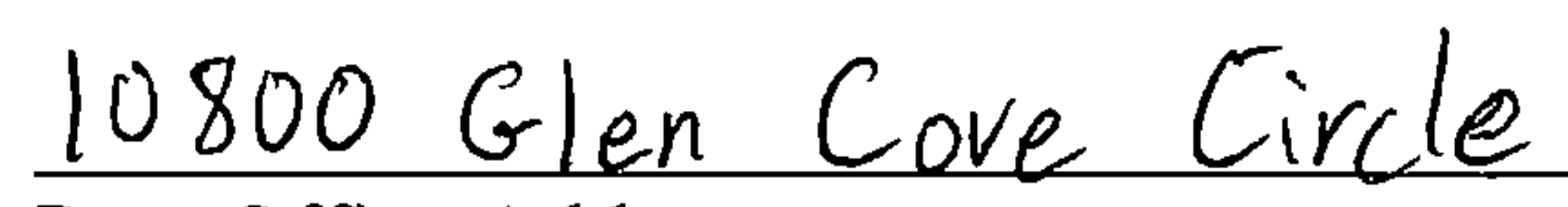
Post-Office Address:  
4163 Magenta Avenue  
North Port, Florida 34288

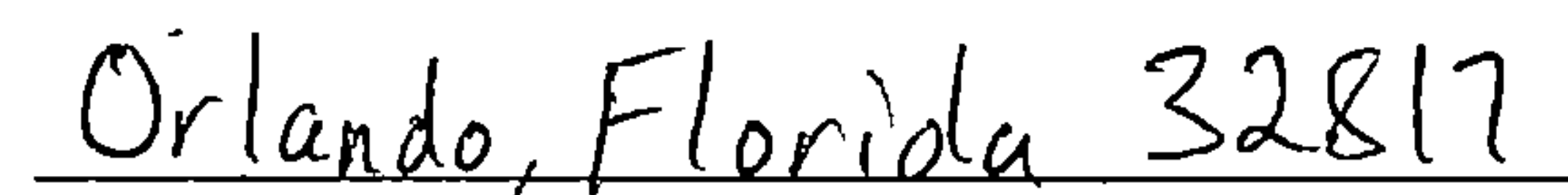
  
Post-Office Address

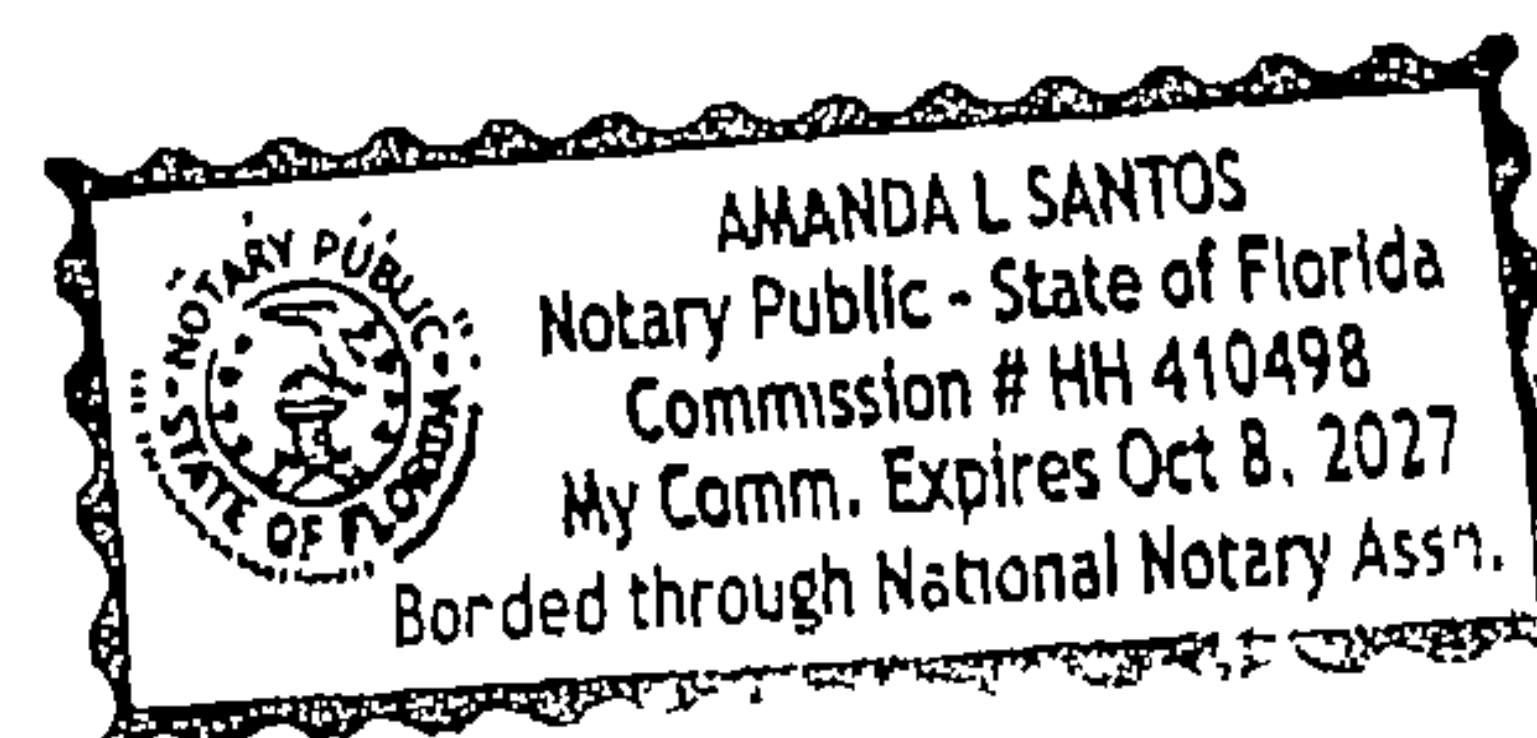
  
City, State, ZIP

  
Witness 2 Signature

  
Printed Name

  
Post-Office Address

  
City, State, ZIP

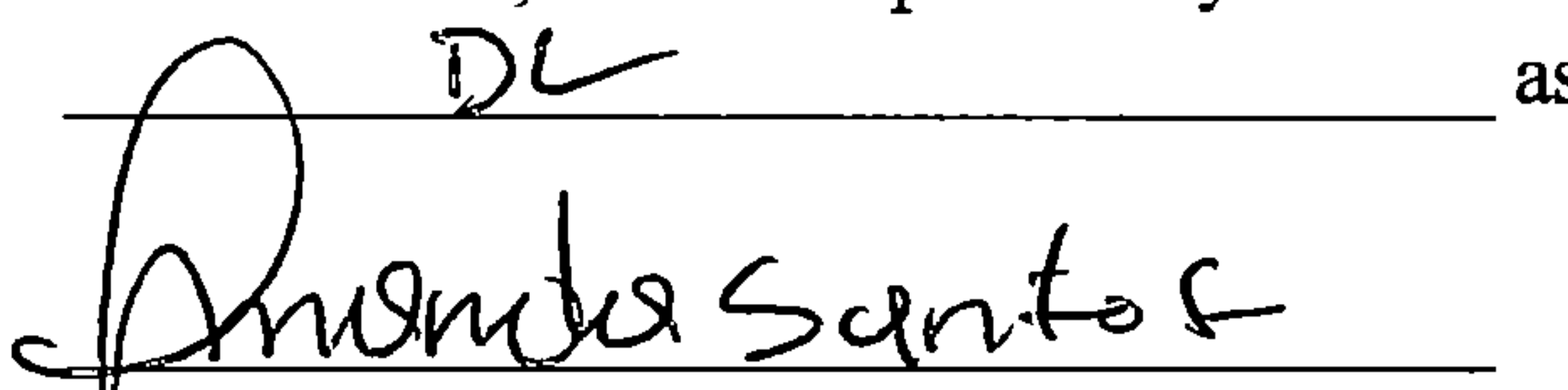


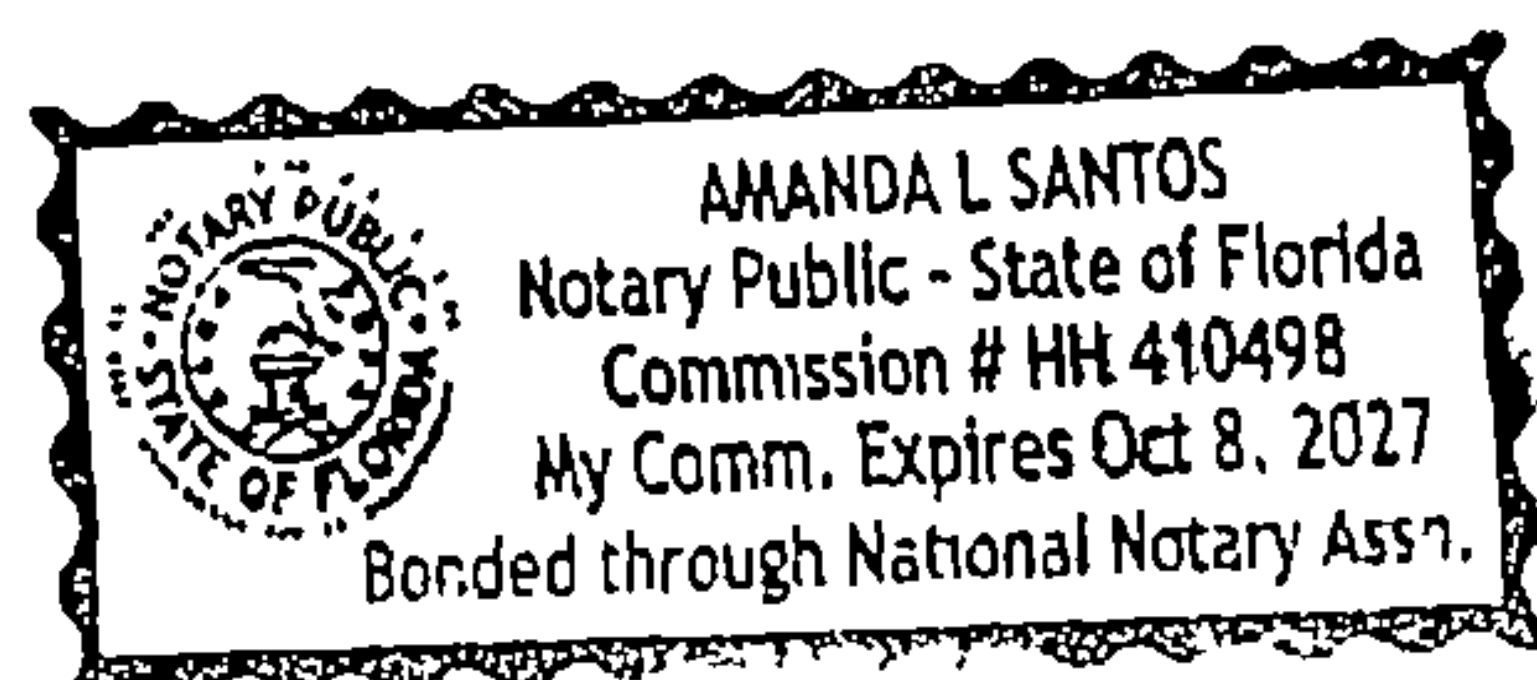
STATE OF FLORIDA

COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of July, 2026, by MARIA L. OLGUIN GONZALEZ, who is ☐ personally known to me or ☐ has produced

 as identification.

  
Signature of Notary Public - State of Florida



Amanda Santos

Print, Type, or Stamp Commissioned Name

Commission No.: HH 410498

My Commission Expires: Oct 8 / 2027

[NOTARIAL SEAL]

