

7/21/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522588

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Doc Stamp-Deed: \$3,010.00

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0449070025

Our File No.: 83-26-0494

WARRANTY DEED

This Warranty Deed made this 20th day of July, 2026 by Yosbel Morejon Yglesias and Veronica Morales Medina, a married couple, whose mailing address is 16388 NW 190th St High Springs FL, 32643, hereinafter called the grantor(s), to Laura Marie Gonzalez, an unmarried person, whose post office address is 3131 Hercules Rd, Venice, FL 34293, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lots 17091 and 17092, SOUTH VENICE, UNIT NO. 64, according to the plat thereof as recorded in Plat Book 7, Page 41, Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

PRISCILLA PEREZ-MCGUIRE
Printed Signature

1500 E. Venice Ave
VENICE, FL 34292
Address of First Witness

[Signature]
Second Witness Signature

ANNA MARIE MARTINEZ
Printed Signature

1500 E. Venice Ave
VENICE, FL 34292
Address of Second Witness

[Signature]
Yosbel Morejon Yglesias

[Signature]
Veronica Morales Medina

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026 by Yosbel Morejon Yglesias and Veronica Morales Medina, who has produced [Signature] as Identification or is personally known to me to be the persons therein.

[Signature]
Notary Public, State of Florida

My commission expires:
Seal

