

File Number 193826

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100139 3 PG(S)

This Instrument Prepared By:
Jarrod Turner, Esquire
% Betters Law Firm PLLC
800 Town and Country Boulevard, Ste 500
Houston, TX 77024

7/23/2026 11:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523356

Please return after recording to:
Jose Margarito Flores Benitez and
Blanca Montiel Carrasco
9207 59th Avenue Dr. E
Bradenton, Florida 34202

Doc Stamp-Deed: \$1,179.50

Parcel #0042120027

Mail tax statement to:
Jose Margarito Flores Benitez and
Blanca Montiel Carrasco
9207 59th Avenue Dr. E
Bradenton, Florida 34202

Special Warranty Deed

This Special Warranty Deed is made by and between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, ("Grantor"), and Jose Margarito Flores Benitez and Blanca Montiel Carrasco, husband and wife, whose address is 9207 59th Avenue Dr. E, Bradenton, Florida 34202 ("Grantee").

Grantor, in consideration of the sum of \$168,500.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee the following described real property in Sarasota County, Florida:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same property conveyed to Grantor by instrument recorded on 08/05/2025 at INSTRUMENT # 2025117452 in the records of Sarasota County, Florida.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

The foregoing is not the homestead property of the Grantor.

Dated: 21 day of July, 2026.

[Signature Page Follows]

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By:

[Signature]
Bernard Lopez Sup
Printed Name Printed Title

By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

[Signature]
Witness
Printed Name: Patt Goswin
Address: VRM, 4100 International
Pkwy, Suite 1000, Carrollton, TX
75007

[Signature]
Witness
Printed Name: ZZA Resender
Address: VRM, 4100 International Pkwy,
Suite 1000, Carrollton, TX 75007

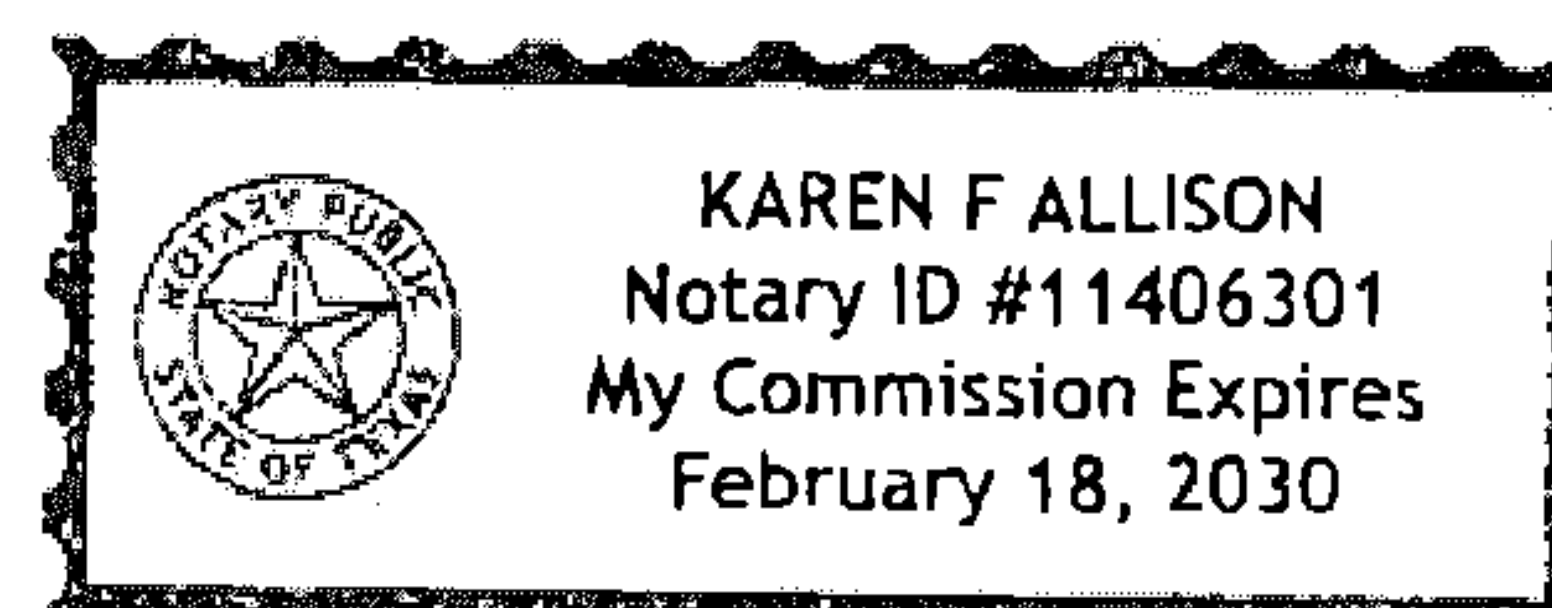
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, by means of ☒ physical presence or ☐ online notarization this 21 day of July, 2026, personally appeared Bernard Lopez the Sup on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 21 day of July, 2026.

Karen F Allison
Notary Public
My Commission Expires: 2/18/30



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Exhibit “A”

Lot 3, Block B, Leisure Lakes, Unit 3, according to the plat thereof, as recorded in Plat Book 9, Page 29, of the Public Records of Sarasota County, Florida.

Parcel Number: 0042120027

Commonly known as: 2118 Dodge Ave., Sarasota, Florida 34234

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.