

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

8/5/2026 3:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3528983

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0470070045
File- MFL-2276254
Consideration Amount \$340,000.00

Doc Stamp-Deed: \$2,380.00

WARRANTY DEED

This Indenture, Made this **August 5, 2026**, between **Christine C. Barrett, a married woman**, whose post office address is: 8108 Enoree Springs Road, Greer, SC 29650, hereinafter called the "Grantor", and, **Fidel Lopez and Marcia Lopez, husband and wife**, whose post office address is: 5238 Athens Way, Venice, FL 34293, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Lot 4354, Ventura Village, Unit 1, according to the Map or Plat thereof as recorded in Plat Book 44, Pages 47, 47A thru 47N, inclusive, of the Public Records of Sarasota County, Florida.

Property Address: 5238 Athens Way, Venice, FL 34293

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

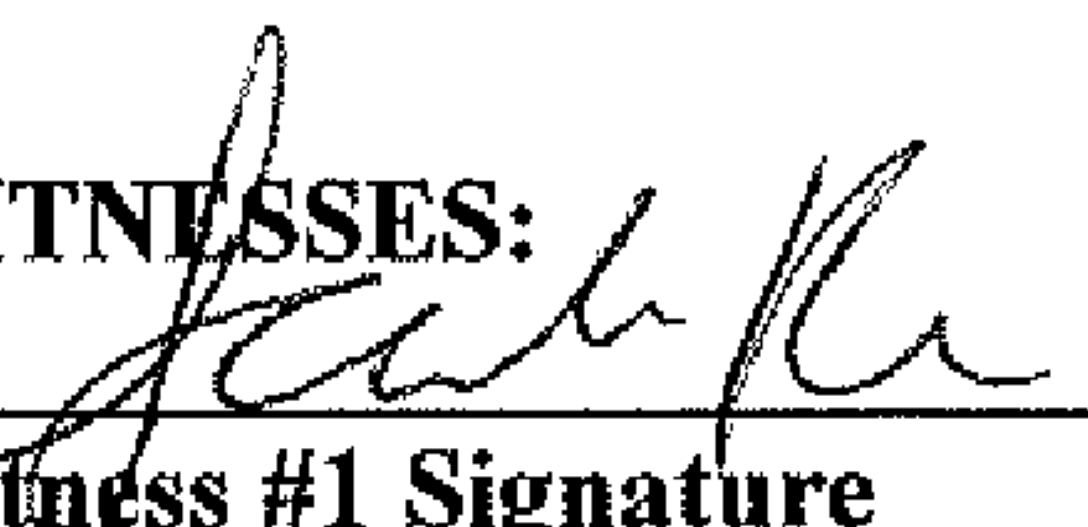
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; that the Grantor hereby fully 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 hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:


Witness #1 Signature

Sarah Raczynski

Witness #1 Print Name

411 Commercial Court, Suite A
Venice, FL 34292


Witness #2 Signature

Pamela Pounds

Witness #2 Print Name

411 Commercial Court, Suite A
Venice, FL 34292

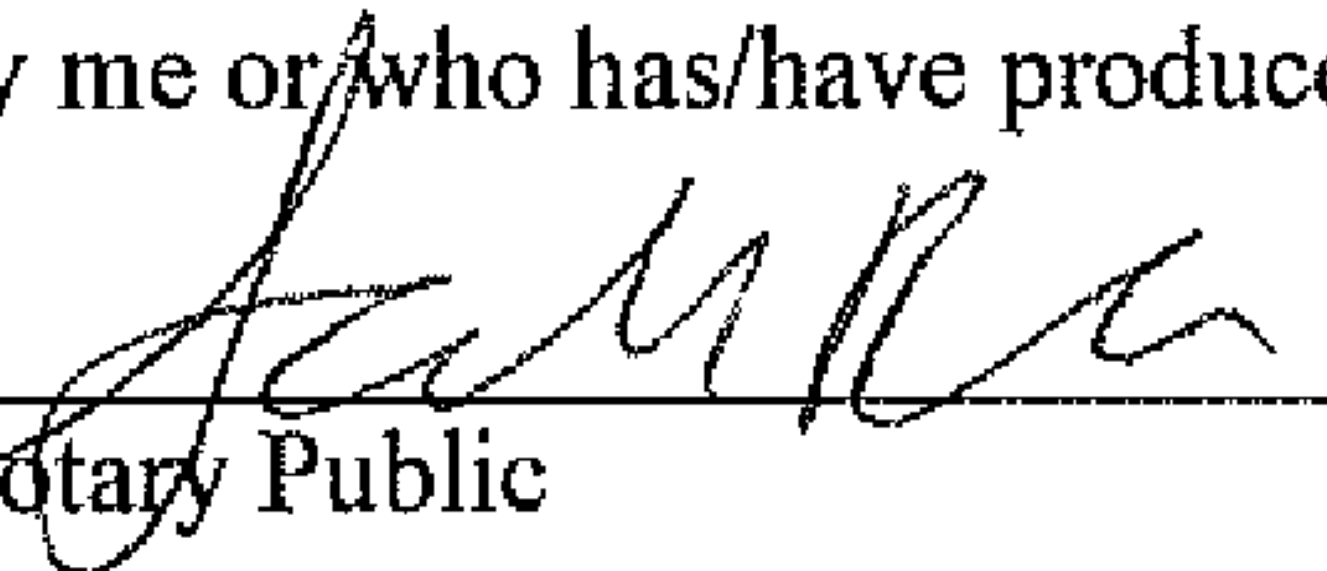
GRANTOR(S):


Christine C Barrett

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (☒ X ☐) physical presence or (☐) online notarization, this 4th day of August 2026 by: Christine C. Barrett, a married woman who is/are personally known by me or who has/have produced: Drivers License as identification.


Notary Public

My Commission Expires:

