

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

8/6/2026 2:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529435

File Number: 26-1072

Doc Stamp-Deed: \$2,589.30

Consideration: \$369,900.00

General Warranty Deed

Made this August 5, 2026, by **Beverly J. Camp, an unmarried woman, individually and as Trustee of the Beverly J. Camp Trust dated August 12, 1993, as amended**, whose post office address is: 3318 Wilkinson Road, Sarasota, FL 34231, hereinafter called the Grantor, to **Alexander G. Pena and Annette Pena, husband and wife**, whose post office address is: 2822 Safe Harbor Circle, Sarasota, FL 34231, hereinafter called the Grantee:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida:

Lot 13, Block 28, Gulf Gate, Unit 7, according to the plat thereof, recorded in Plat Book 17, Pages 12 and 12A, Public Records of Sarasota County, Florida.

Parcel ID Number: **0102110034**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the current year and subsequent years.

Grantor herein states that the above-referenced Trust has not been revoked, amended or modified in any way which would affect the powers of the Trustee to grant, sell and convey real property, that said Trust is still in full force and effect, and that Beverly J. Camp is still acting as Trustee.

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1072

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Beverly J. Camp (seal)
**Beverly J. Camp, individually and as Trustee
of the Beverly J. Camp Trust, dated August 12,
1993, as amended**

Debra J. Hering

Signature of Witness #2

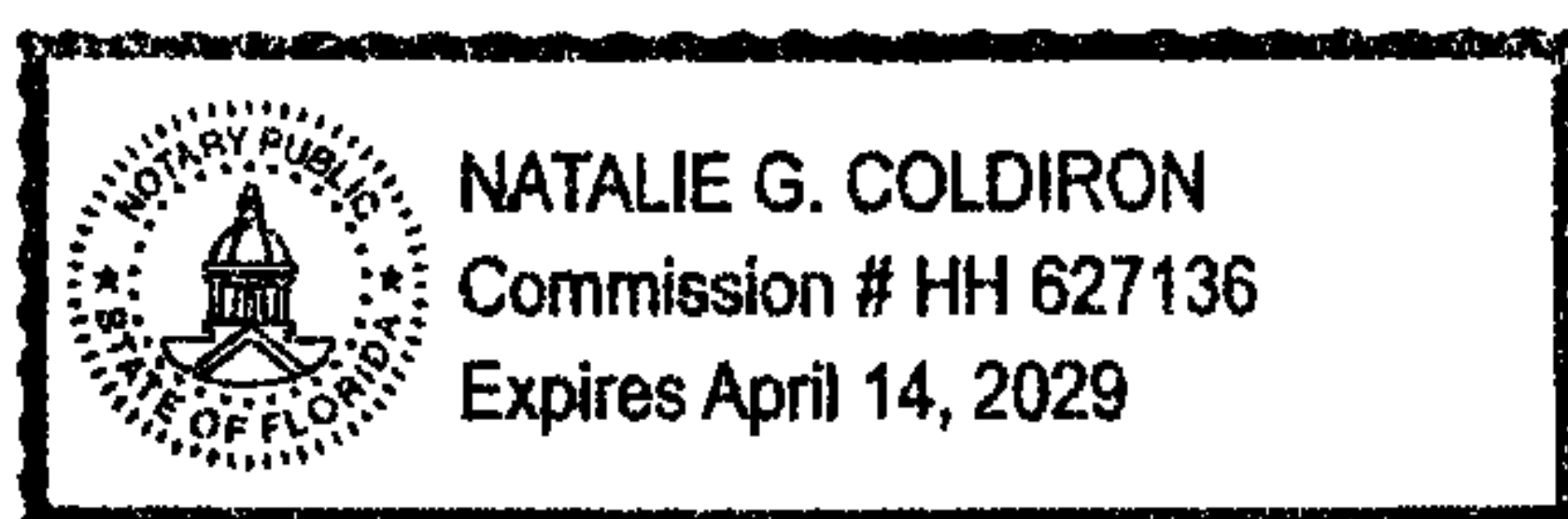
Printed Name of Witness #2: Debra J. Hering

Post Office Address: 3611 Beneva Oaks Circle
Sarasota, FL 34238

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2026, by **Beverly J. Camp, individually and as Trustee of the Beverly J. Camp Trust, dated August 12, 1993, as amended**, ☐ who is personally known to me, or ☒ who produced FL Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron

NOTARY PUBLIC

Natalie G. Coldiron

Printed Name

My Commission Expires: _____