

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109146 2 PG(S)**

8/11/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531086

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29482

Doc Stamp-Deed: \$1,645.00

Consideration: \$235,000.00

General Warranty Deed

Made this August 10, 2026 By **James A. Villegas Reina and Eliana M. Flores Ortiz, husband and wife**, whose post office address is: 4306 Sunmill Court, Bradenton, Florida 34211, hereinafter called the Grantor, to **Antonia Cristiano, an unmarried woman and Lisa Monette, an unmarried woman, joint tenants with full rights of survivorship**, whose post office address is: 4514 Weybridge Street #54, Sarasota, Florida 34235, 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:

Unit 54, Weybridge, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1791, Page 2840, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0035042054**

Subject to taxes for 2026 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.

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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 accruing subsequent to December 31, 2025.

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:

Witness Signature:

Witness # 1 Printed Name:

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

James A. Villegas Reina

(Seal)

Witness Signature:

Witness # 2 Printed Name:

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

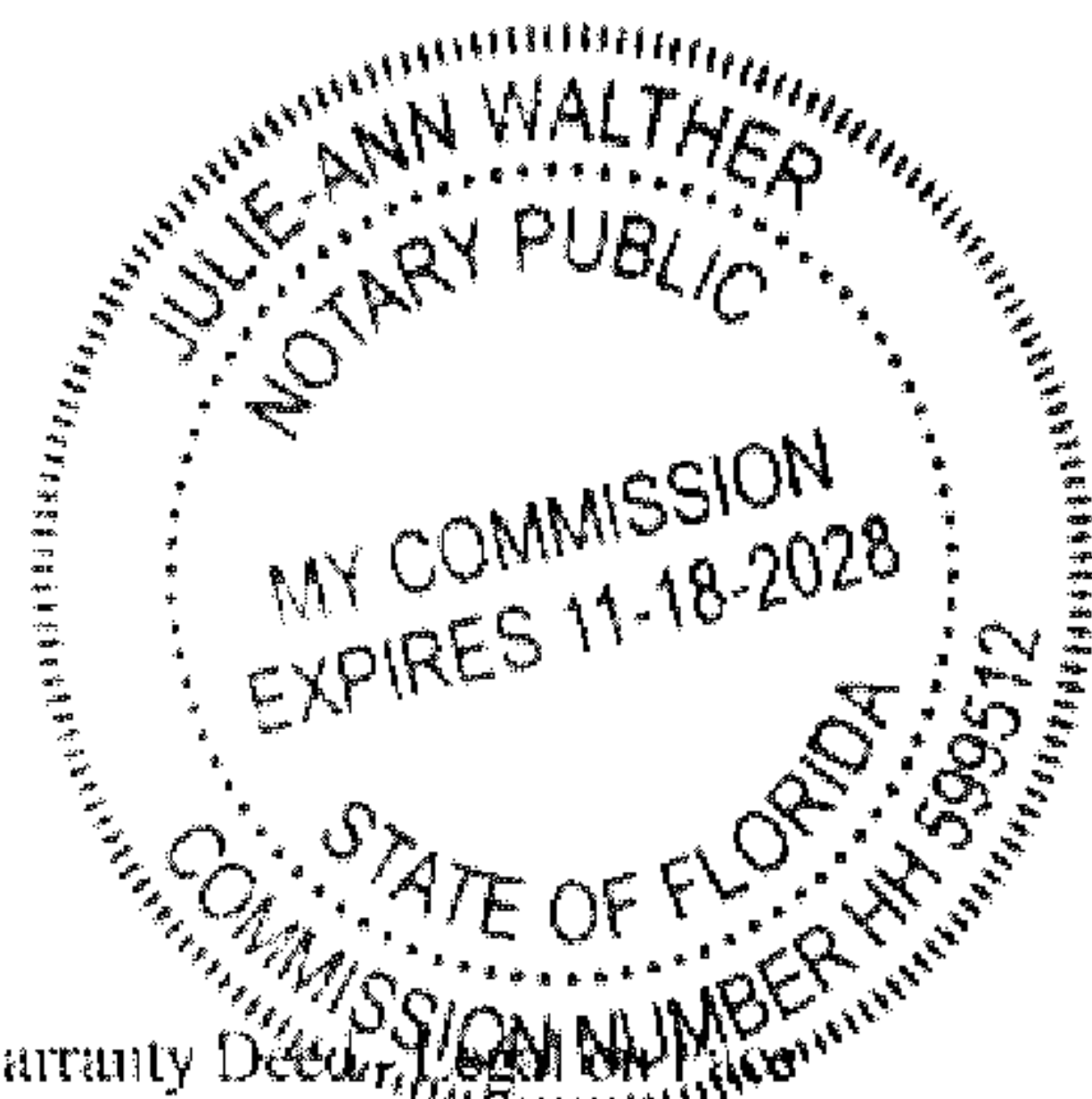
Eliana M. Flores Ortiz

(Seal)

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 10, 2026, by James A. Villegas Reina and Eliana M. Flores Ortiz, husband and wife, who is/are personally known to me or who produced DL as identification.

(SEAL)



DEED Individual Warranty Deed

Julie Ann Walther
Notary Public

My Commission Expires: _____