

8/13/2026 11:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532053

Doc Stamp-Deed: \$2,729.30

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4692.1Y

Consideration: \$389,900.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of August 11, 2026 Sandra Mann a/k/a Sandra Elena Mann, a single woman, (henceforth referred to as "Grantor") of 2004 Northwest 17th Street, Cape Coral, FL 33993, for consideration paid, grant to Yudier Torres Bodano and Adrianet Gonzalez Perez, husband and wife, (henceforth referred to as "Grantee") of 1065 Lewis Avenue, Sarasota, FL 34237, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 7, together with the North 10 feet of Lot 8, Block "C", FAIRWAY SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 161, of the Public Records of Sarasota County, Florida.

Parcel ID 2023150068

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

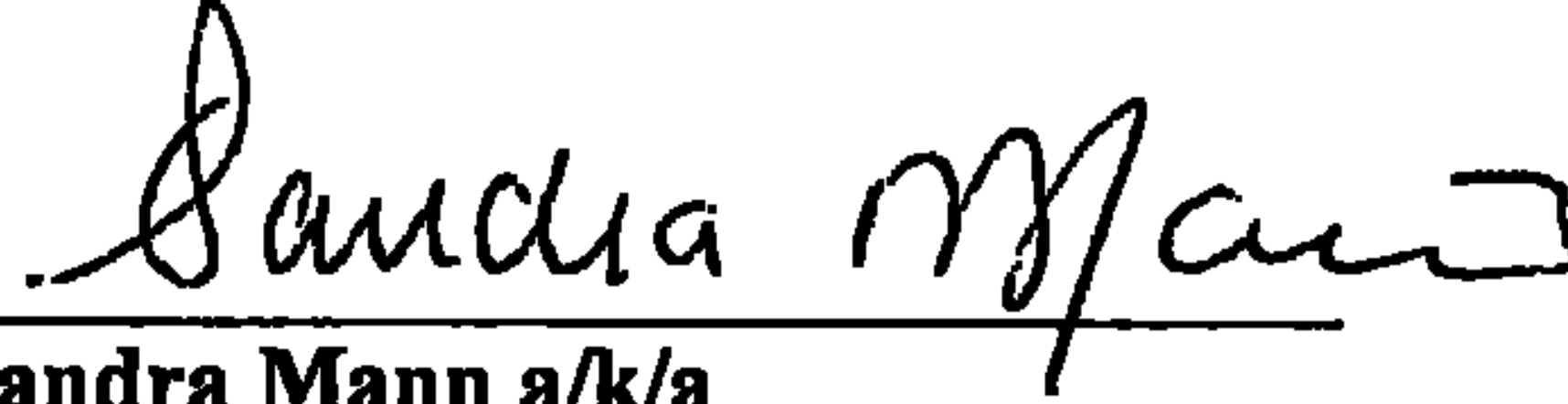
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

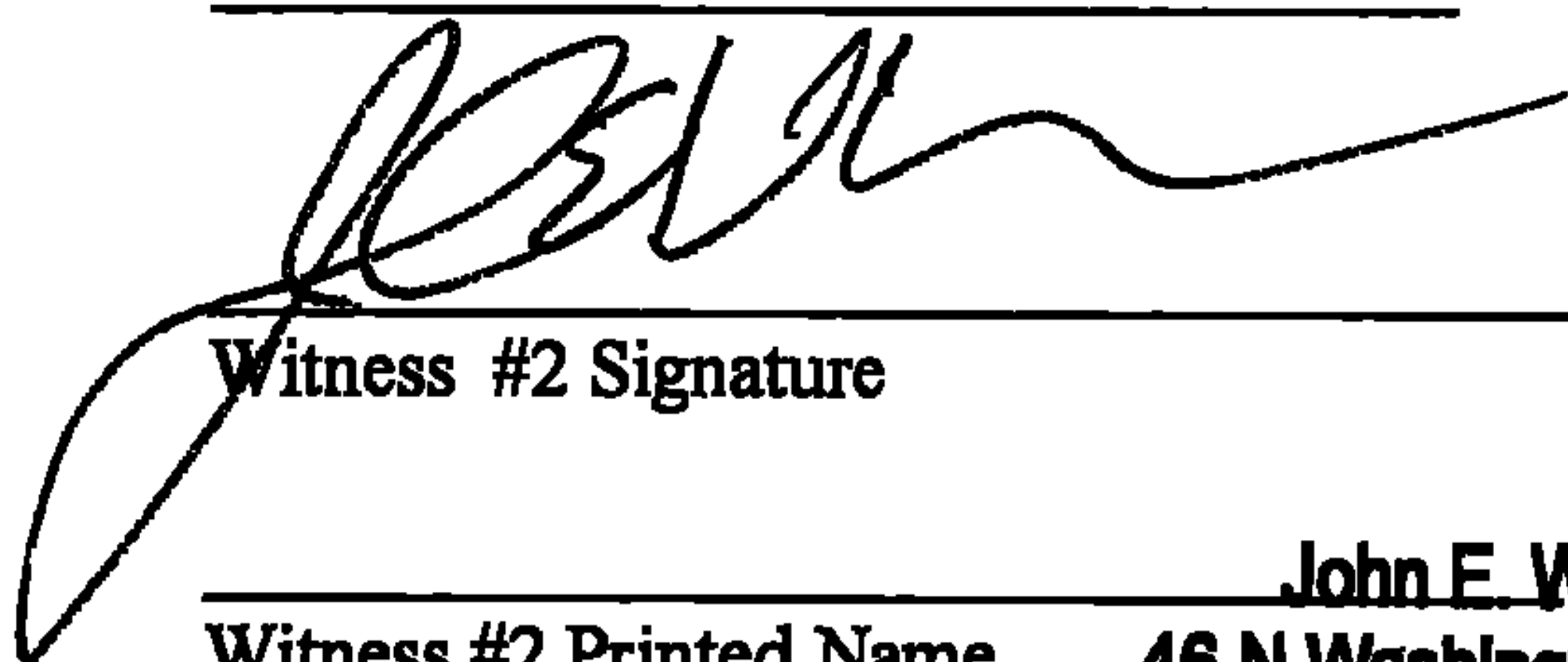
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of July, 2026.


Sandra Mann a/k/a
Sandra Elena Mann


Witness #1 Signature

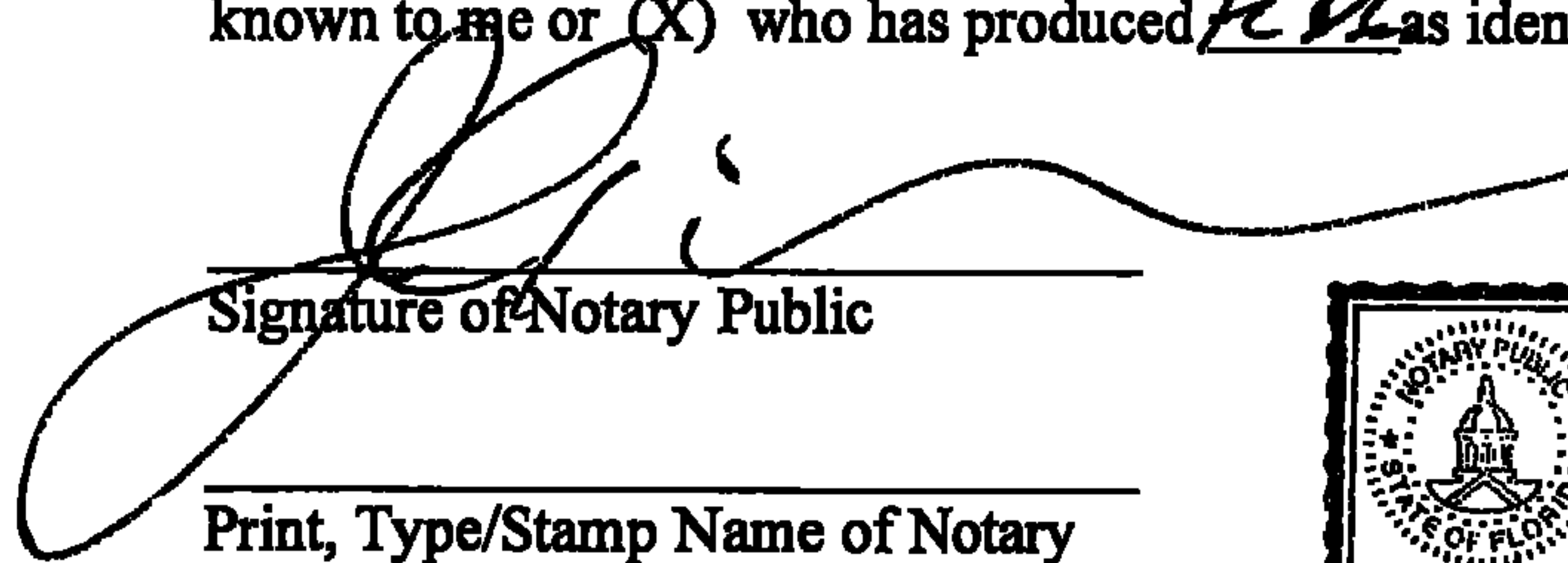
Witness #1 Printed Name Juanita A. Cedillo
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236


Witness #2 Signature

Witness #2 Printed Name John E. Wickman
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 24th day of July, 2026, by Sandra Mann a/k/a Sandra Elena Mann, () who is personally known to me or (X) who has produced FL ID identification.


Signature of Notary Public
Print, Type/Stamp Name of Notary

