

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110770 2 PG(S)**

8/13/2026 4:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532513

Consideration: \$612,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49822-001

Doc Stamp-Deed: \$4,287.50

Property Appraiser's Parcel ID No.: 0235-08-0034

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of August, 2026, by and between **DAVID KIMURA, JR. AND NICOLE KIMURA, HUSBAND AND WIFE**, whose address is **17328 Potter Street, Bennington, NE 68007** (hereinafter "GRANTOR"), and **JONATHAN DEAN AND MELANIE DEAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **7431 Aguila Drive, Sarasota, FL 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 34, PALMER RESERVE, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Claudia Alejandra Castro Urquiza
Printed Name Claudia Alejandra Castro Urquiza
P.O. Address 3414 Sicily Island Ln
katy Tx 77494

David Kimura, Jr
David Kimura, Jr.
[Signature]
Nicole Kimura

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E. Meadowbrook Ave
Phoenix, AZ 85014

bm
~~STATE OF FLORIDA~~ STATE OF ARIZONA
~~COUNTY OF MANATEE~~ COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 20th day of July, 2026, by David Kimura, Jr. and Nicole Kimura, () who is/are personally known to me or (X) who has/have produced ✓ Driver license () Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commission Expires: 02/25/2028

Notarized online using audio-video communication technology



Beau MacDonnell
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 661322
Commission Expires: 02/25/2028