

Prepared by and return to:

Jeff Levy, Esq.
Levy Closings, P.A.
1001 Yamato Rd, Suite 401
Boca Raton, FL 33431
(561) 900-7009
File Number: 1483.01

8/14/2026 11:36 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532705

Doc Stamp-Deed: \$2,166.50

Parcel Identification No. 0413130051

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this ^{14th} day of August, 2026 between **Perry W. Hodges, III, a married man** whose post office address is **7510 Pine Valley Street, Bradenton, FL 34202** of the County of **Manatee**, State of **Florida**, grantor*, and **Zenon Beyer, a single man** whose post office address is **310 Reclinata Circle, Venice, FL 34292** of the County of **Sarasota**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, Florida**, to-wit:

Lot 7A, Auburn Hammocks, according to the plat thereof as recorded in Plat Book 44, Page 15, Public Records of Sarasota County, Florida.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

And the Grantor further represents and warrants that neither he nor his wife reside on the above described property or any property immediately adjacent to the property and in fact reside on **7510 Pine Valley Street, Bradenton, FL 34202**.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness

Printed Name: Marina Chindor

P.O. Address: 11135 State Rd 70E
Bradenton FL 34202

[Signature]

Witness

Printed Name: Jyoti Ben Tandel

P.O. Address: 11135 State Road 70E
Bradenton, FL 34202

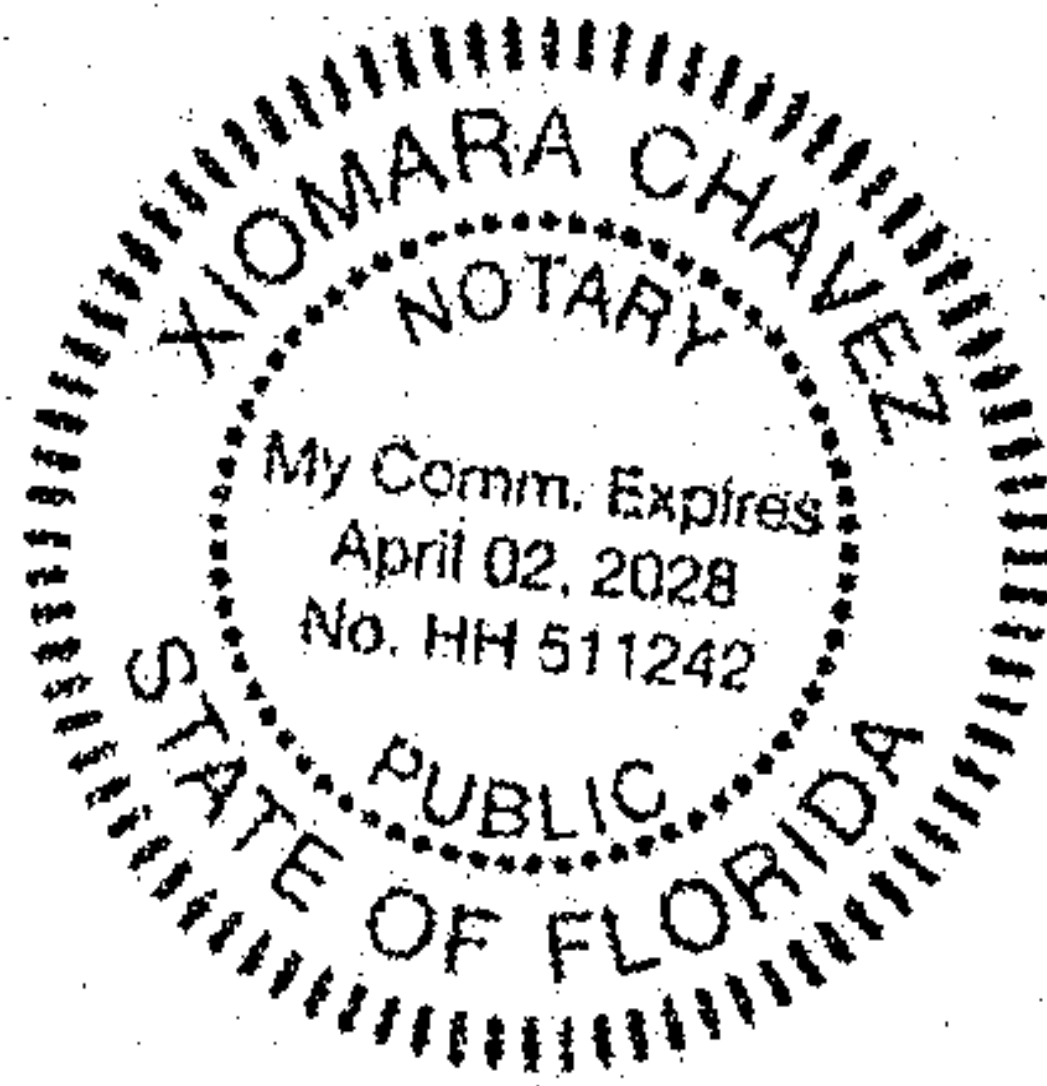
[Signature]
Perry W. Hodges, III

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2026 by Perry W. Hodges, III who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]

Notary Public

Print Name: Xiomara Chavez

My Commission Expires: 04/02/2028