

8/14/2026 11:38 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532708

Doc Stamp-Deed: \$1,463.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00352

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated August 13, 2026 by **Guy R. Lagace, An Unmarried Man and Louis P. Lagace, An Unmarried Man**, hereinafter called the Grantor, to **Jose Hernandez and Awilda Hernandez, Husband And Wife**, who has a mailing address of **12544 Lake Coventry Drive, Bealeton, VA 22712** hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Condominium Unit 2414, Building 24, Stoneybrook Arbor Greens Condominium I, according to the Declaration of Condominium thereof recorded in Official Record Book 2905, Page 2874, as amended from time to time, and as per plat thereof recorded in Condominium Book 32, Pages 25, 25A and 25B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0135031016

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Guy R. Lagace
Guy R. Lagace
After Closing Address:

5311 Proctor Road, Apt. 22
Sarasota, FL 34233

Gina Treadway
Witness: (Signature)

Gina Treadway
Printed Name

240 S. Pineapple Avenue, Suite 704
Address

Sarasota, FL 34236
City, State, Zip

Billie J. Zimmerman
Witness: (Signature)

Billie J. Zimmerman
Printed Name

240 S. Pineapple Avenue, Suite 704
Address

Sarasota, FL 34236
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on August 11, 2026 by means of (X) physical presence or
() online notarization by: **Guy R. Lagace**
who is () personally known to me; or (X) produced a Drivers License as identification.

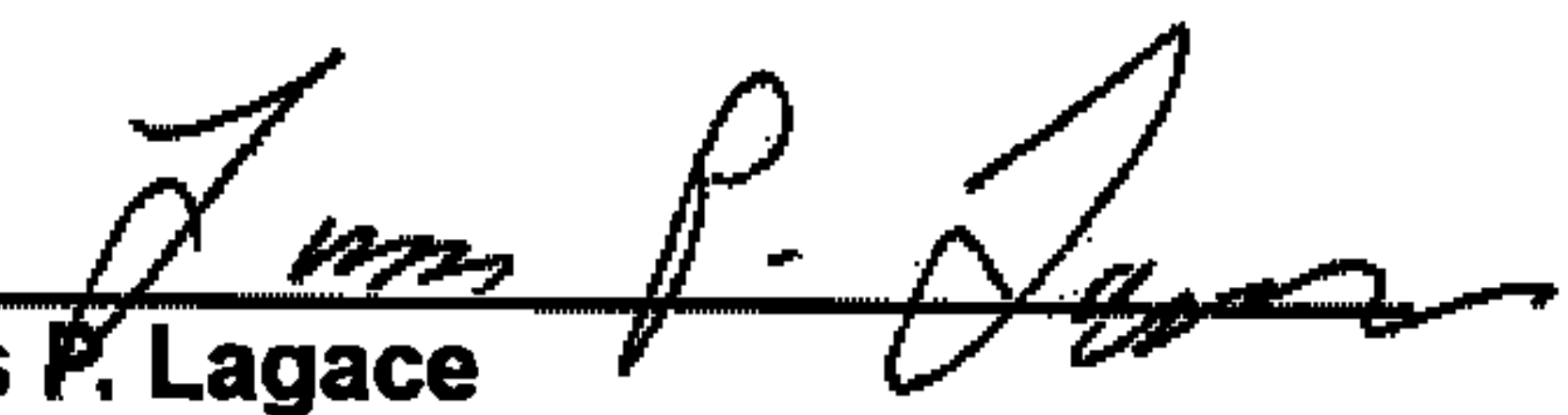
Billie J. Zimmerman
Notary Public (signature)



BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026

Print Name: Billie J. Zimmerman
My Commission Expires: _____

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

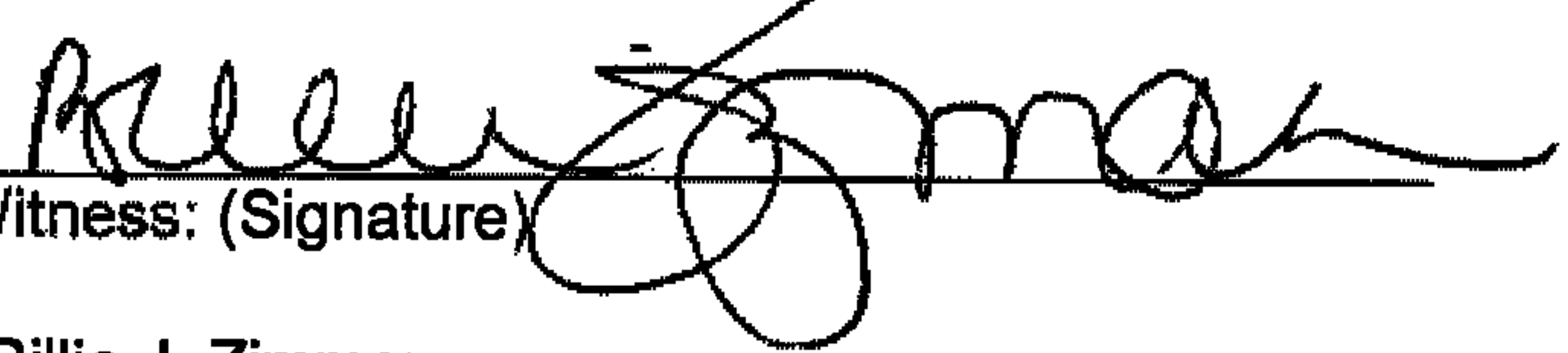

Louis P. Lagace
After Closing Address:
3567 Main Road
Tiverton RI 02878


Witness: (Signature)

Gina Treadway
Printed Name

240 S. Pineapple Avenue, Suite 704
Address

Sarasota, FL 34236
City, State, Zip


Witness: (Signature)

Billie J. Zimmerman
Printed Name

240 S. Pineapple Avenue, Suite 704
Address

Sarasota, FL 34236
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on August 11, 2026 by means of (X) physical presence or
() online notarization by: **Louis P. Lagace**
who is () personally known to me; or (X) produced a Drivers License as identification.


Notary Public (signature)



BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026

Print Name: Billie J. Zimmerman
My Commission Expires: _____