

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112206 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

8/18/2026 10:49 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533791

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$3,913.00

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0375082020

Our File No.: 83-26-0522

WARRANTY DEED

This Warranty Deed made this 17th day of August, 2026 by Sanford Anthony Blanchard and Veronica Lynn Blanchard, a married couple, whose mailing address is 2554 Ruffing Ct, Ebro, FL 32437, hereinafter called the grantor(s), to Kelli Shin Fernandez and Ulises Fernandez, a married couple, whose post office address is 223 Maraviya Blvd., Nokomis, Fl. 34275, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 202, TOSCANA ISLES, UNIT 1, according to the plat thereof recorded in Plat Book 49, Page 32, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

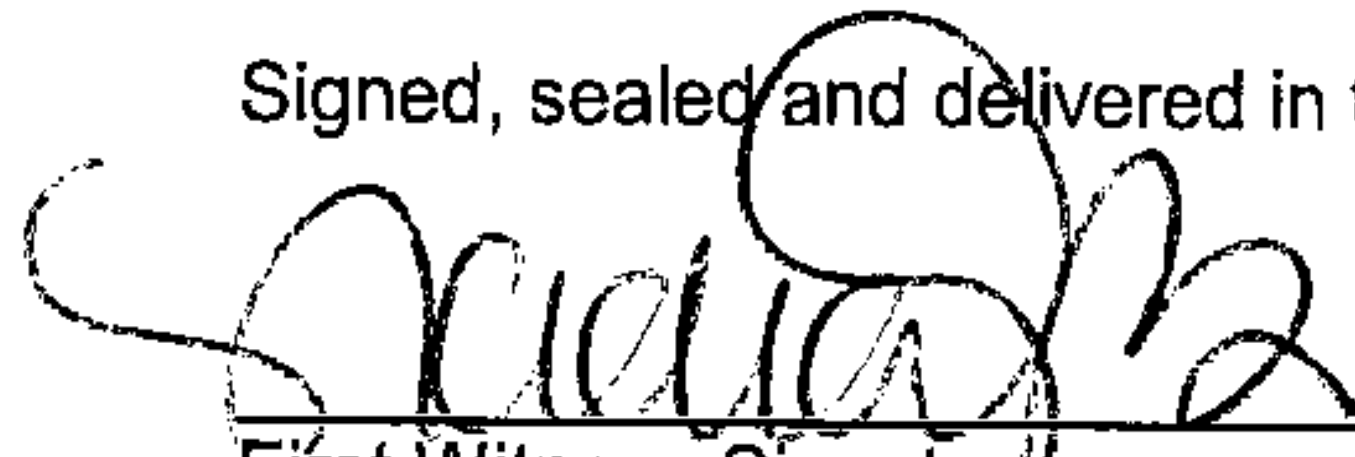
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

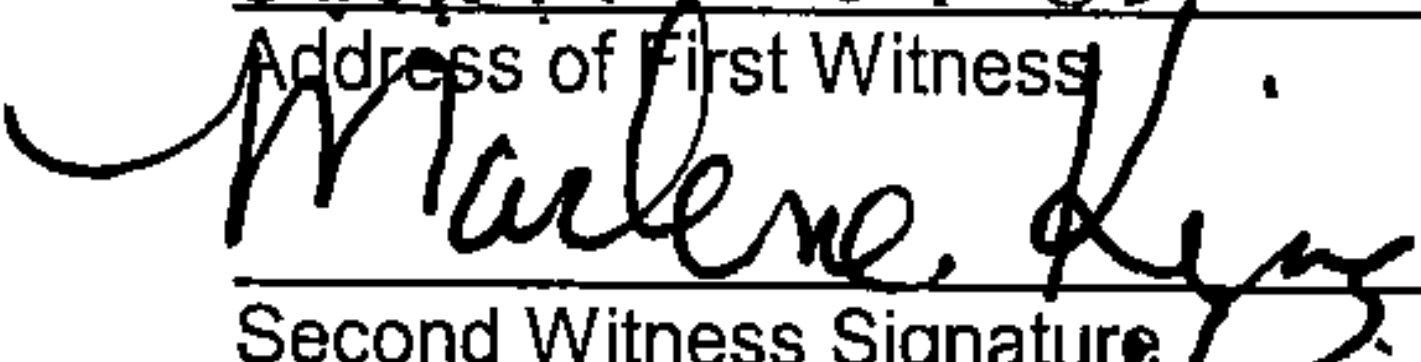
Signed, sealed and delivered in the presence of:


First Witness Signature

Nadia Warden Browning
Printed Signature

8319 Market St.

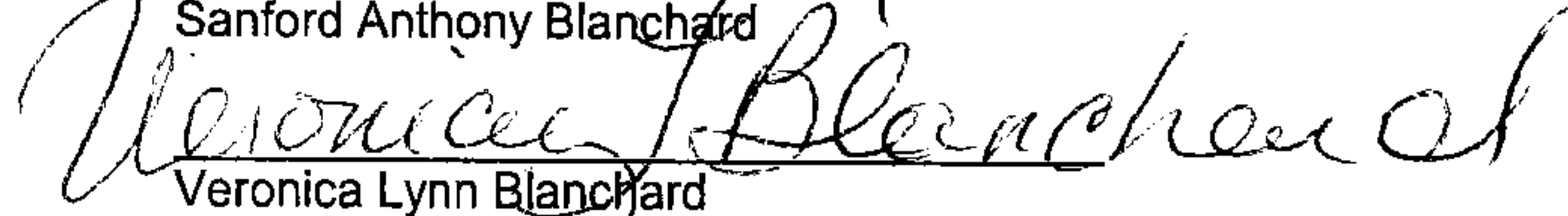
LWR, FL 34202
Address of First Witness


Second Witness Signature

Marlene King
Printed Signature

8319 Market St.

LWR, FL 34202
Address of Second Witness


Sanford Anthony Blanchard

Veronica Lynn Blanchard

State of Florida

County of Manatee
~~Sarasota~~

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 2026 by Sanford Anthony Blanchard and Veronica Lynn Blanchard, who has produced As as Identification or is personally known to me to be the persons therein.


Notary Public, State of Florida

My commission expires:
Seal

