

Prepared by and return to:
Vilmarys Metropulos
Z Title Group LLC
890 Northern Way
C-1
Winter Springs, FL 32708
(407) 591-3988
File No ZT26-0713

8/18/2026 11:25 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533899

Doc Stamp-Deed: \$2,205.00

Parcel Identification No 0042-10-0044

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of August, 2026, between Jessica L. Gaines, a single woman, whose post office address is 3362 Howell Place, Sarasota, FL 34232, of the County of Sarasota, Florida, Grantor, to Xiomara Lopez Pena and Ubaldo Ulloa Figueroa, wife and husband, as tenants by the entirety, whose post office address is 1814 Gold Avenue, Sarasota, FL 34235, of the County of Sarasota, Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 68, KENSINGTON PARK SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 112, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Jessica L. Gaines

Jessica L. Gaines

Jean E Seide

WITNESS

PRINT NAME: Jean E Seide

Lisa Barnhart

WITNESS

PRINT NAME: Lisa Barnhart

2000 East 12th Ave General Delivery

Tampa FL 33675

WITNESS 1 ADDRESS

622 Chicago Way

Dundee, FL 33838

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF POLK)

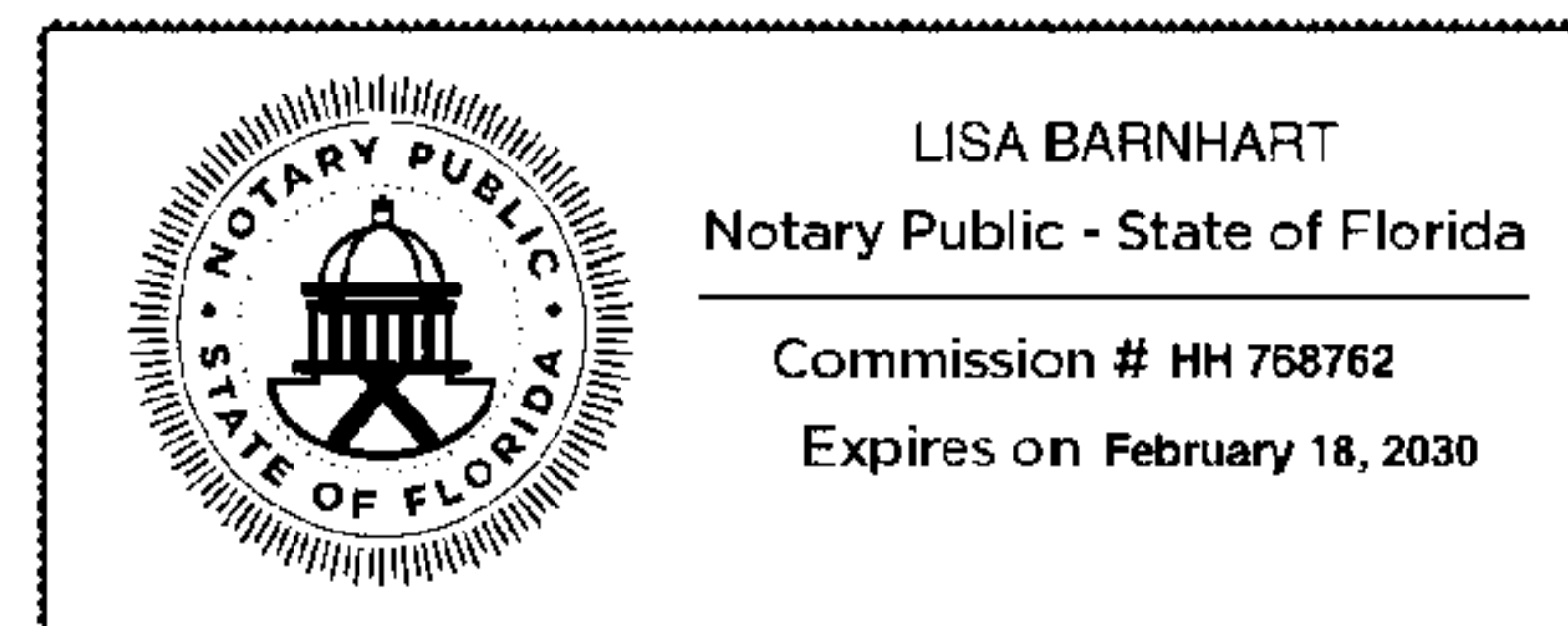
The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 13th day of August, 2026, by Jessica L. Gaines, () who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Lisa Barnhart

Signature of Notary Public

Lisa Barnhart

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.