

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115833 2 PG(S)**

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6814

8/25/2026 1:35 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3536968

Doc Stamp-Deed: \$10,955.00

Purchase Price: \$1,565,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$10,955.00
Parcel Identification No.: 0081090013

WARRANTY DEED

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

THIS INDENTURE made this August 25th, 2026, between **Hermosas Vistas LLC, a Florida Limited Liability Company**, whose post office address is **2055 Siesta Drive, #25595, Sarasota, FL 34239**, hereinafter referred to as the “GRANTOR”, to **Ellen Wuagneux and Jeffrey Wuagneux, wife and husband**, whose post office address is **1326 Roberts Bay Lane, Siesta Key, FL 34242**, hereinafter referred to as the “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 37 and 37A, Hidden Harbor Addition, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 5, of the Public Records of Sarasota County, Florida.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

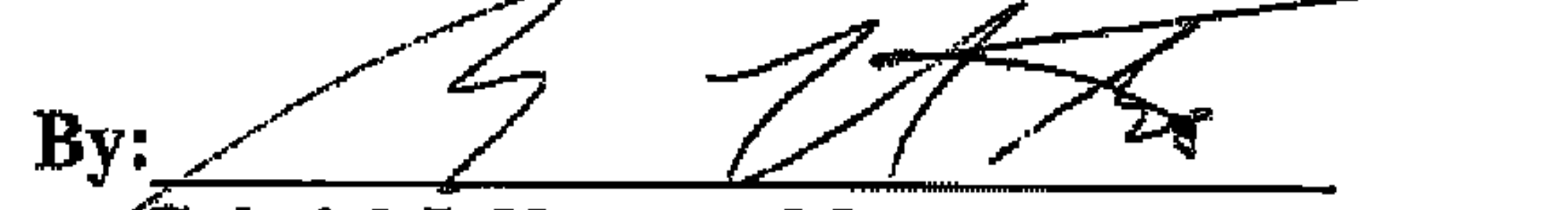
In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:


Printed Name: Hayley Baldinelli
P.O. Address: _____
1605 Main Street, Suite 1112
Sarasota, FL 34236

Hermosas Vistas LLC, a Florida Limited Liability Company

By: 
Gabriel J. Noto, as Manager

WITNESSES #2:


Printed Name: Sara Huddleston
P.O. Address: _____
1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 21 day of August, 2026, by Gabriel J. Noto, as Manager of Hermosas Vistas LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced  as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

