

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117237 3 PG(S)**

8/27/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538169

Prepared by and return to:

Nick Roknich III

Roknich Law Firm, P.A.

1800 Second Street, Suite 854

Sarasota, Florida 34236

File Number: 230578

Consideration \$1,085,000.00

Doc Stamp-Deed: \$7,595.00

Property Appraiser's ID #0083160014

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

This Personal Representative's Special Warranty Deed is executed this 26th day of August, 2026 by Kirby Maitland Jones and Eliza Brandon Parker, the duly qualified and acting Personal Representatives of the Estate of Brandon Solomon Austin, a/k/a Brandy Austin f/k/a P. Brandon Solomon a/k/a Pamela Brandon Solomon a/k/a Pamela Brandon Austin, deceased, appointed in Case Number 2026 CP 001781 NC in the Circuit Court of Sarasota County, Florida, whose post office address is 2604 N. Emerson Street, Portland, Oregon 97217 ("Grantor") to Andrea V. Ramirez and Sebastian B. Stevens, Wife and Husband, ("Grantee") whose post office address is 5161 Flicker Field Circle, Sarasota, Florida 34231.

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

Witnesseth, that the Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described property:

Lot 212, THE LANDINGS - UNIT ONE, according to the plat thereof, as recorded in Plat Book 27, Page 12, of the Public Records of Sarasota County, Florida.

a/k/a 5161 Flicker Field Circle, Sarasota, Florida 34231

Subject to easements, restrictions, reservations, and limitations of record, if any, **and 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, Grantor covenants that in the execution of this deed, all court orders and laws of the State of Florida have been complied with in all respects. Grantor also hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to December 31, 2025.

Prepared by and return to:
Nick Roknich III
Roknich Law Firm, P.A.
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230578
Property Appraiser's ID #0083160014

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:



Signature of Witness 1

Kamal R Grover

Print Name of Witness 1

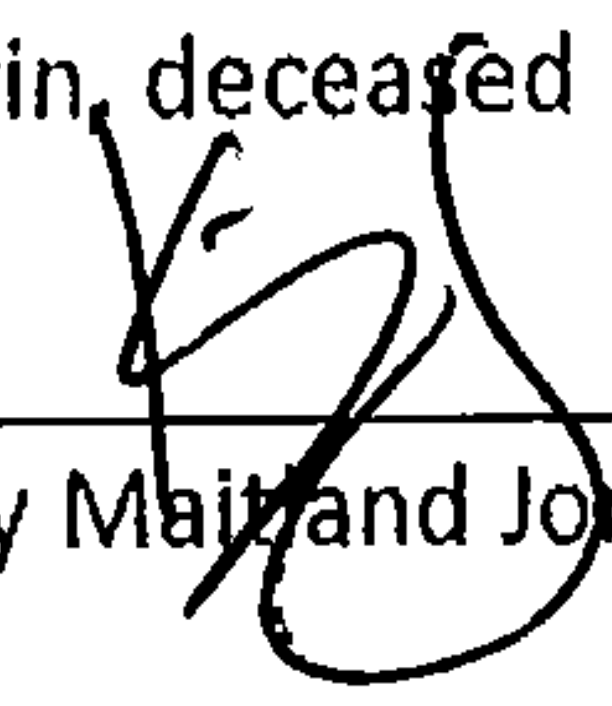


Signature of Witness 2

Meadyn Grover

Print Name of Witness 2

The Estate of Brandon Solomon Austin, a/k/a
Brandy Austin f/k/a P. Brandon Solomon a/k/a
Pamela Brandon Solomon a/k/a Pamela Brandon
Austin, deceased

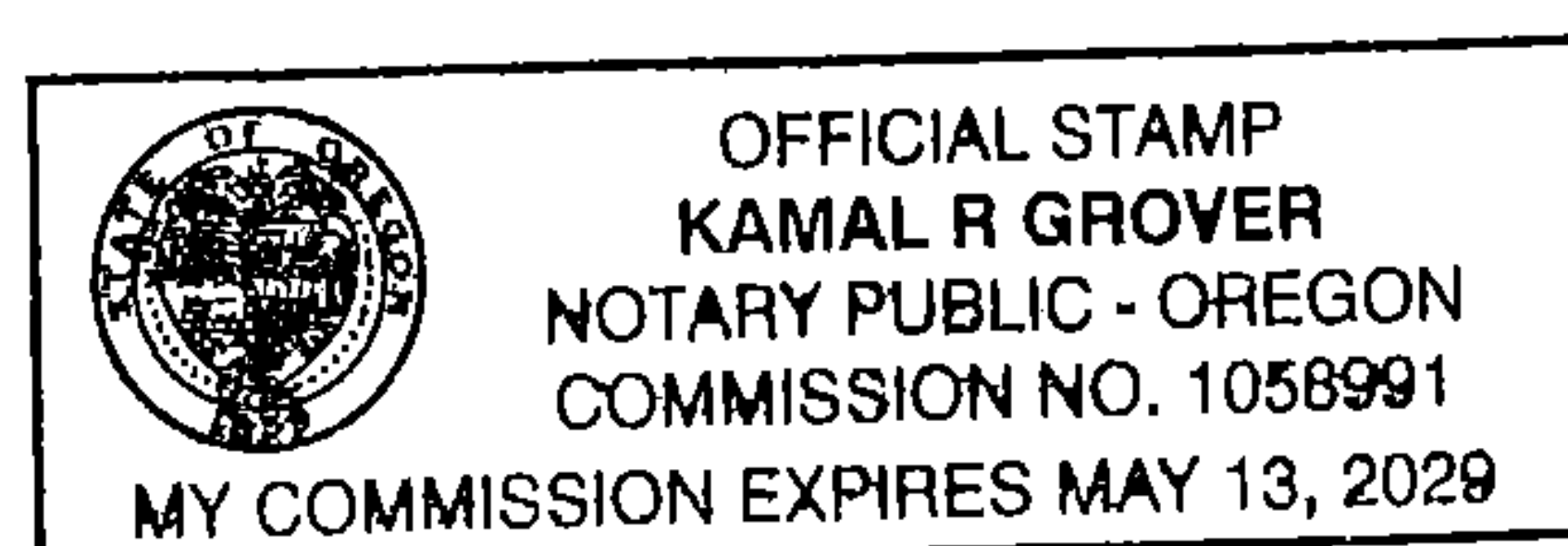
By: 

Kirby Maitland Jones, as Personal Representative

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of X physical presence or _____
online notarization, this 25 day of August, 2026, by Kirby Maitland Jones, the duly qualified and
acting Personal Representative of the Estate of Brandon Solomon Austin, a/k/a Brandy Austin f/k/a P.
Brandon Solomon a/k/a Pamela Brandon Solomon a/k/a Pamela Brandon Austin, deceased, who is
personally known to me, or who produced OR D.L. as
identification.

(SEAL)





Notary Public

My Commission Expires:
5/13/29

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Signed, sealed and delivered as to all Grantors
in the presence of:

[Signature]
Signature of Witness 1

Tyrone Anthony Vaughn
Print Name of Witness 1

[Signature]
Signature of Witness 2

Tammy Davis
Print Name of Witness 2

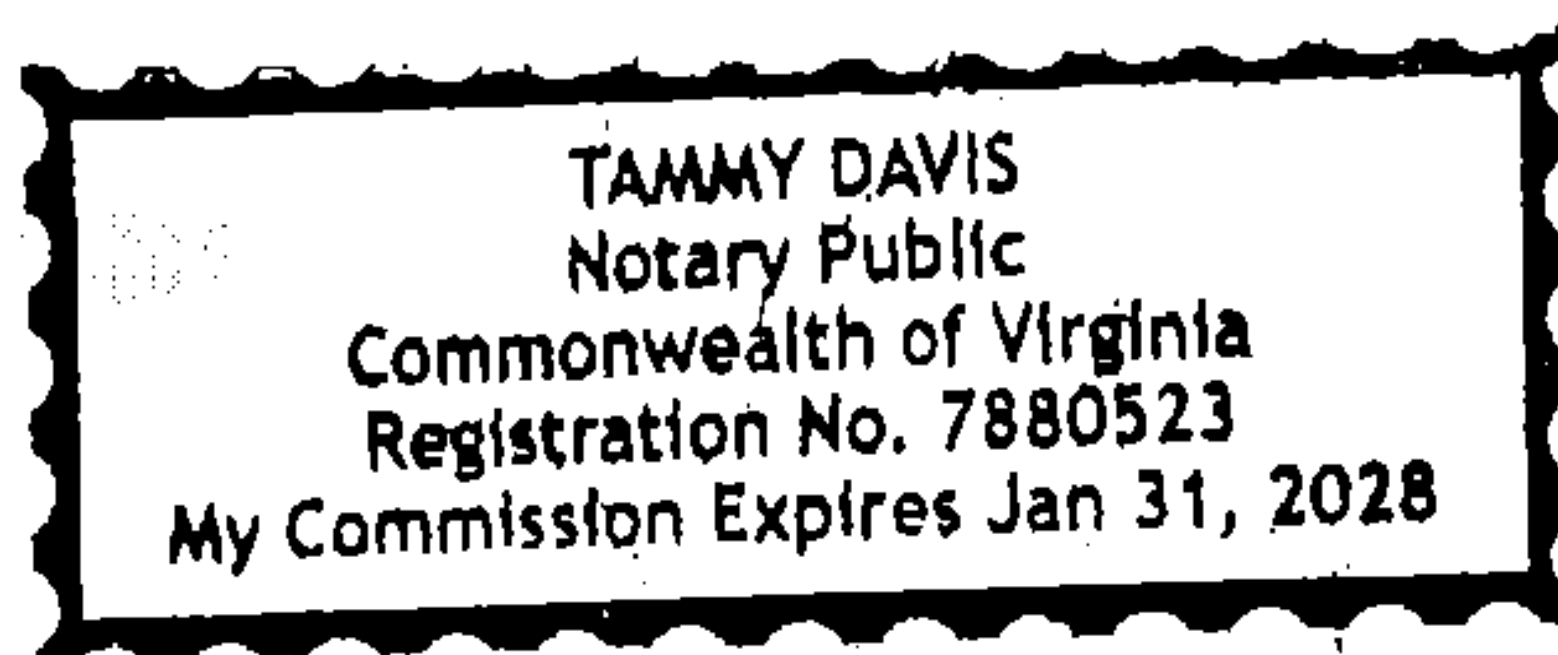
The Estate of Brandon Solomon Austin, a/k/a
Brandy Austin f/k/a P. Brandon Solomon a/k/a
Pamela Brandon Solomon a/k/a Pamela Brandon
Austin, deceased

By: [Signature]
Eliza Brandon Parker, as Personal Representative

State of Virginia
County of Virginia Beach City

The foregoing instrument was acknowledged before me by means of X physical presence or _____
online notarization, this 21st day of August, 2026, by Eliza Brandon Parker, the duly qualified and
acting Personal Representative of the Estate of Brandon Solomon Austin, a/k/a Brandy Austin f/k/a P.
Brandon Solomon a/k/a Pamela Brandon Solomon a/k/a Pamela Brandon Austin, deceased, who is
personally known to me, or who produced Virginia Driver's License as
identification.

(SEAL)



[Signature] # 7880523
Notary Public

My Commission Expires:
01/31/2028