

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120731 2 PG(S)**

Prepared by and Recording requested by:
John E. Wickman, Esquire
Wickman Law Group PLLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: WLG-4731.1Y
Consideration: \$135,000.00

9/3/2026 1:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3541066
Doc Stamp-Deed: \$945.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of September 3, 2026, **Pilar H. Mendieta, a married woman**, (henceforth referred to as "Grantor") of **4709 Ringwood Meadow, Sarasota, FL 34235**, for consideration paid, grant to **Hector Fabio Betancourt, a single man and Paula Andrea Betancourt, a single woman**, as joint tenants with right of survivorship, (henceforth referred to as "Grantee") of **309 Amherst Avenue, #51, BLD O, Sarasota, FL 34232**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

UNIT 51, BUILDING O, PHASE 2, FAIRWAY OAKS, (FORMERLY KNOWN AS PAR 72, PHASE 2), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 915, PAGES 837 THROUGH 861, INCLUSIVE, AND SUBSEQUENT AMENDMENTS THERETO, INCLUDING RESTATED DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2164, PAGE 2016, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGES 38, 38A AND 38B, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 2032-12-1053

Said property is not the homestead of the grantor under the laws and Constitution of the State of Florida in that neither the grantor nor any member of the household of grantor resides thereon.

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set her hand and seal.



Pilar H. Mendieta



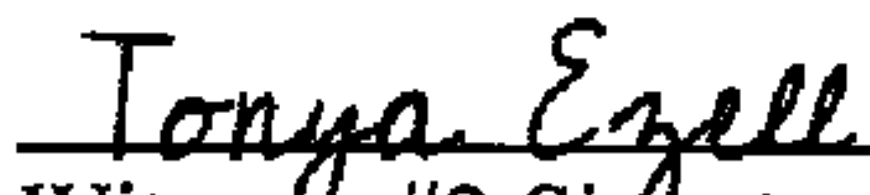
Witness #1 Signature

Kimberly Maracio

Witness #1 Printed Name

P.O. Address:

6746 Devesta Loop Palmetto Fl 34221



Witness #2 Signature

Tonya Ezell

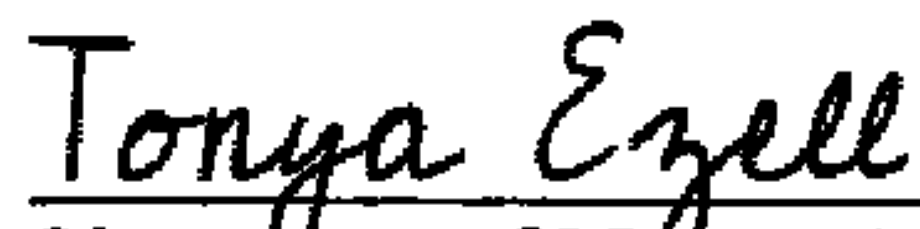
Witness #2 Printed Name

P.O. Address:

5281 69th St E PMB 101 Palmetto FL 34221

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 2nd day of September, 2026, by Pilar H. Mendieta, () who is personally known to me or ☒ who has produced US Passport as identification.



Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

