

9/4/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541583

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3117-001

Doc Stamp-Deed: \$1,967.00

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Warranty Deed

This Warranty Deed made this 3rd day of September, 2026 between Herrera Family, LLC, an Indiana limited liability company having erroneously acquired title as Herrera Family, LLC, as Indianapolis limited liability company whose post office address is 1115 Sheridan Street, Richmond, IN 47374, grantor, and Shirley K. Wohlfert, a single woman whose post office address is 3513 Glasgow Drive, Lansing, MI 48911, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit No. 12, Building 3, LAKE ARROWHEAD CONDOMINIUM, PHASE NO. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1434, Page 1232, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 16, Page 33, Public Records of Sarasota County, Florida; and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0088011023

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.

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:

Herrera Family LLC, an Indiana limited liability company
erroneously acquired title as Herrera Family, LLC, an
Indianapolis limited liability company

x Mark Ulbrich
Witness Name: Mark Ulbrich
Witness Address: 8433 Castle Farms Road
Indianapolis, IN 46256

By: [Signature]
Denis Alejandro Herrera Mejia, Manager

[Signature]
Witness Name: Milagro B. Benitez Bonilla
Witness Address: 1324 N. Arlington Avenue
Indianapolis, IN 46219

x Mark Ulbrich
Witness Name: Mark Ulbrich
Witness Address: _____

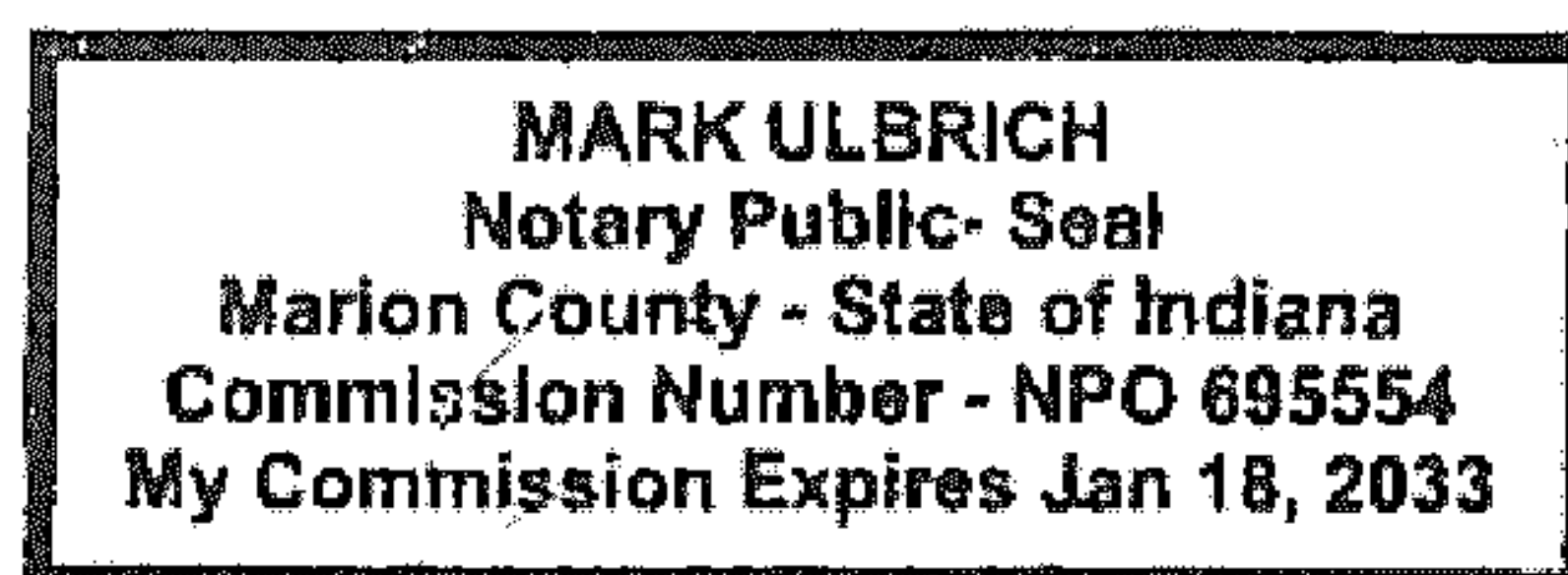
By: Genesis R. Herrera Mejia
Genesis R. Herrera Mejia, Manager

x [Signature]
Witness Name: Milagro B. Benitez Bonilla
Witness Address: 1324 N. Arlington Avenue
Indianapolis, IN 46219

State of Indiana
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
2nd day of September, 2026 by Denis Alejandro Herrera Mejia, Manager and Genesis R. Herrera Mejia, Manager of
Herrera Family LLC, an Indiana limited liability company, on behalf of the company, who ☐ are personally known to me or
☒ have produced a driver's license as identification.

[Notary Seal]



Mark Ulbrich
Notary Public

Printed Name: Mark Ulbrich

My Commission Expires: 1/18/2033