

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123670 2 PG(S)

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

9/10/2026 3:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543575

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0042090066
File- MFL-2276486
Consideration Amount \$300,000.00

Doc Stamp-Deed: \$2,100.00

WARRANTY DEED

This Indenture, Made this September 10, 2026, between Betsy Riveron Estrada a/k/a Betsys Y Riveron Estrada, a single woman and Yasel Perez Pardo, a single man, whose post office address is: 3536 Papai Dr, Sarasota, FL 34232, hereinafter called the "Grantor", and, Pedro Gonzalez Torres, a married person and Salezky Izquierdo, a married person, as joint tenants with full rights of survivorship, whose post office address is: 3609 Schwalbe Drive, Sarasota, FL 34235, hereinafter called the "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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 172, Kensington Park Subdivision, Unit No. 2, according to the Plat thereof recorded in Plat Book 9, Page 65, of the Public Records of Sarasota County, Florida.

Property Address: 3609 Schwalbe Drive, Sarasota, FL 34235

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]
Witness #1 Signature

Alicia Ackerland
Witness #1 Print Name

3002 University Pkwy
Witness #1 Address

Sarasota FL 34243
Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

S. Wills
Witness #2 Print Name

3066 University Pkwy
Witness #2 Address

Sarasota FL 34243
Witness #2 City, State, Zip Code

GRANTOR(S):

[Signature]
Betsy Yamilka Riveron Estrada

[Signature]
Yasel Perez Pardo

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this September 10, 2026 by: Betsy Riveron Estrada a/k/a Betsys Y Riveron Estrada and Yasel Perez Pardo who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires:



SHERI L. WILLS
Commission # HH 666336
Expires June 8, 2029