

This Document Prepared Without Examination of Title,
and after recording and Return to:

Kraig H. Koach, Esq.
Koach Law Firm, P.A.
2639 Fruitville Road, Suite #302
Sarasota, FL 34237
Tel: 941-951-1234

9/11/2026 4:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3544346

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0043-12-0016

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, made this 11th day of September, 2026, A.D., Between OSCAR W. GUTIERREZ a/k/a OSCAR W. GUTIERREZ LA ROSA, an unmarried man, whose address is 6168 42nd Street Circle East, Bradenton, FL 34203, of the County of Manatee, State of Florida, Grantor, and 2080 20th STREET ASSOCIATES, LLC, a Florida limited liability company, whose address is 6168 42nd Street Circle East, Bradenton, FL 34203, of the County of Manatee, State of Florida, Grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of SARASOTA, State of Florida to wit:

Lots 20, 22 & 24, Block C, PLAT OF HOMEWOOD PARK, according to the Plat thereof, as recorded in Plat Book 1, Page 62, of the Public Records of Sarasota, County, Florida.

Parcel Identification Number: 0043-12-0016
also known as 2080 20th Street, Sarasota, FL 34234

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

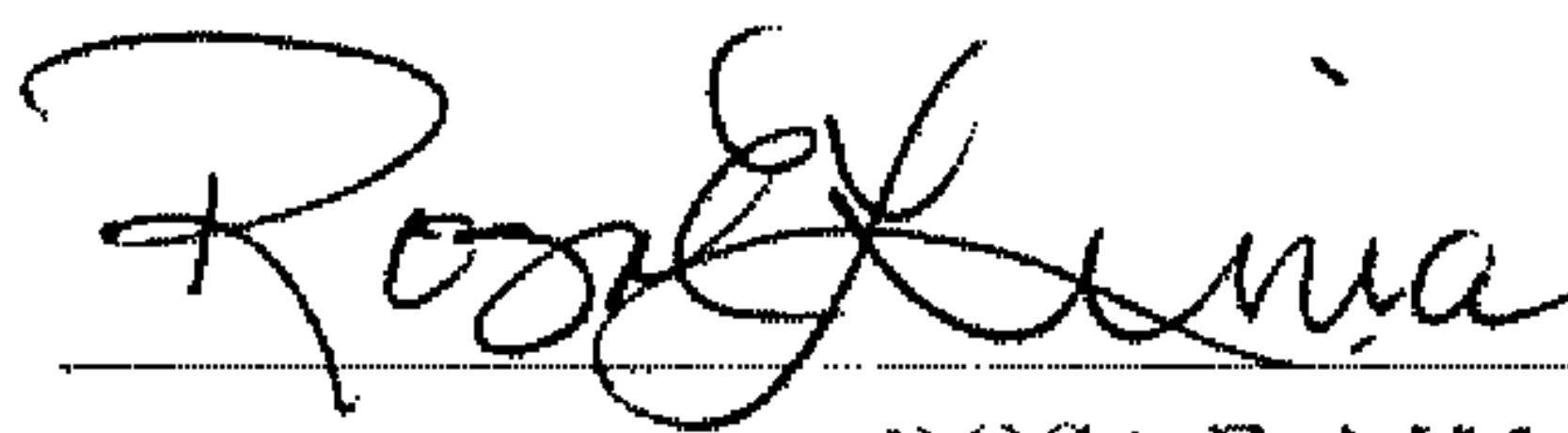
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

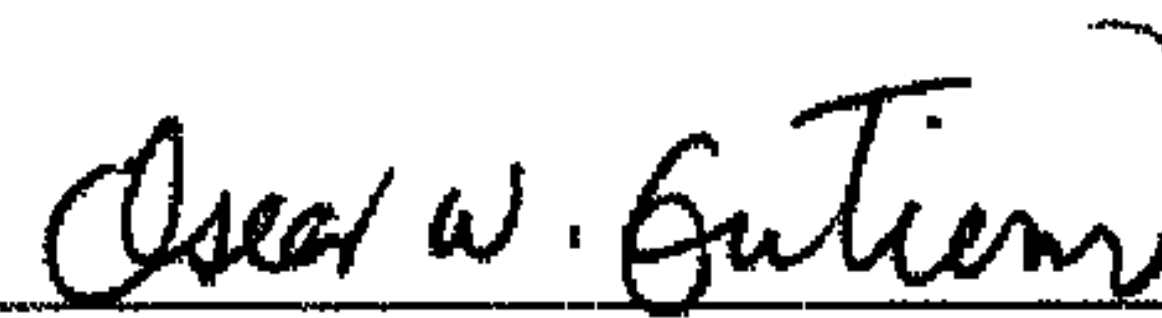
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hands and seal the day and year first above written.

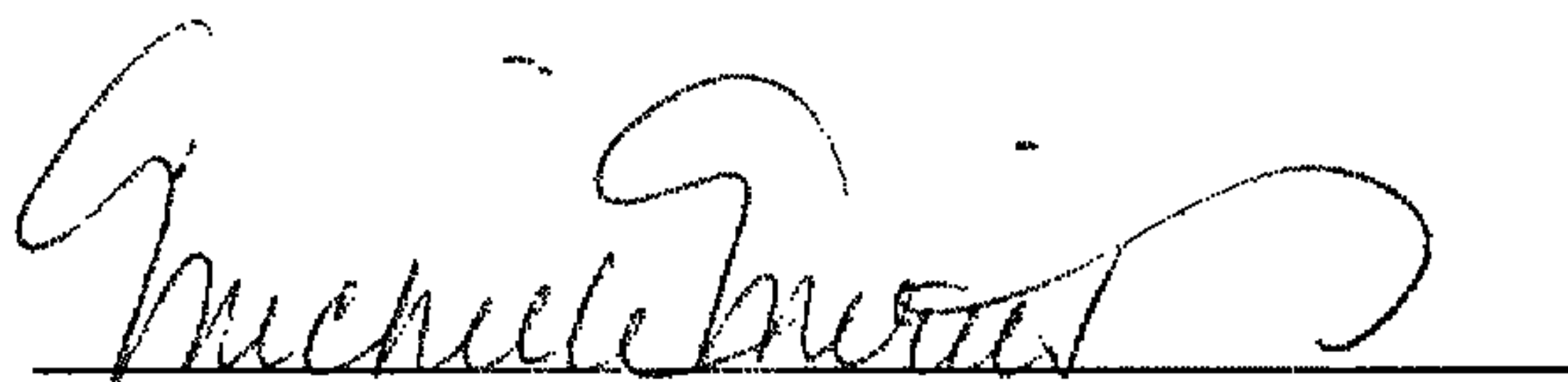
Signed, sealed and delivered in our presence:



Witness Print Name: ROSA E. LIMA
Address: 2639 Fruitville Road, Suite #302
Sarasota, FL 34237



OSCAR W. GUTIERREZ
a/k/a OSCAR W. GUTIERREZ LA ROSA
6168 42nd Street Circle East
Bradenton, FL 34203

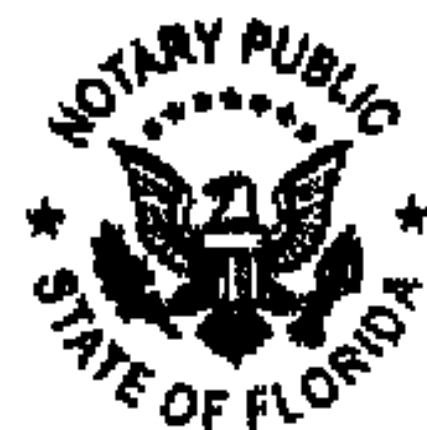


Witness Print Name: MICHELLE D. MERITT
Address: 2639 Fruitville Road, Suite #302
Sarasota, FL 34237

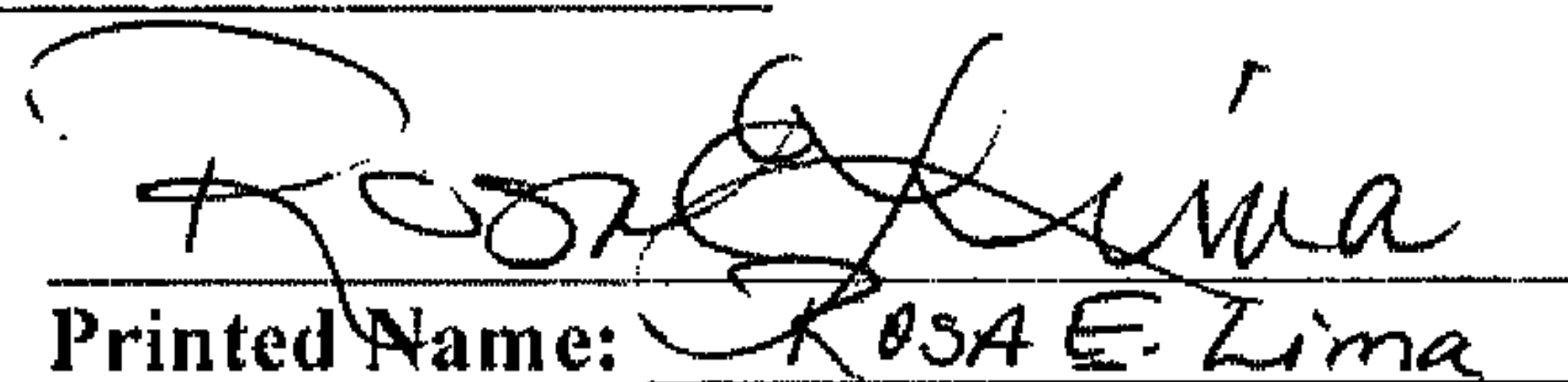
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 14th day of **September, 2026**, by **OSCAR W. GUTIERREZ a/k/a OSCAR W. GUTIERREZ LA ROSA**, who [] is personally known to me or who [] produced _____ as identification.

(Seal)



ROSA E. LIMA
Commission # HH 634008
Expires March 15, 2029



Printed Name: ROSA E. Lima
Notary Public
Commission Number: HH634008
Commission Expires: 3/15/2029