

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126718 2 PG(S)

9/17/2026 1:26 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3546283

Prepared by
Michelle King, an employee of
First American Title Insurance Company
17724 Hunting Bow Circle, Suite 102
Lutz, Florida 33558
(813)371-8320

Return to: Grantee

Doc Stamp-Deed: \$3,850.00

File No.: 14111-2840023

WARRANTY DEED

THIS INDENTURE, executed on **September 16, 2026**, between

Soraya Fowler, a single woman

whose mailing address is: 3013 Clementine Court Unit 3417, Sarasota, FL 34240,
hereinafter called the "grantor", and

Marcela Orjuela, a single woman

whose mailing address is: 7740 Castleisland Drive, Sarasota, FL 34240,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota** County, **FL**, to-wit:

Lot 6, Block B, TATUM RIDGE, according to the map or plat thereof, as recorded in Plat Book 40, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0210-13-0006**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Soraya Fowler

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Johnny Hopper

Print Post Office Address: 513 Country Meadows Way
Bradenton, FL 34212


Witness Signature

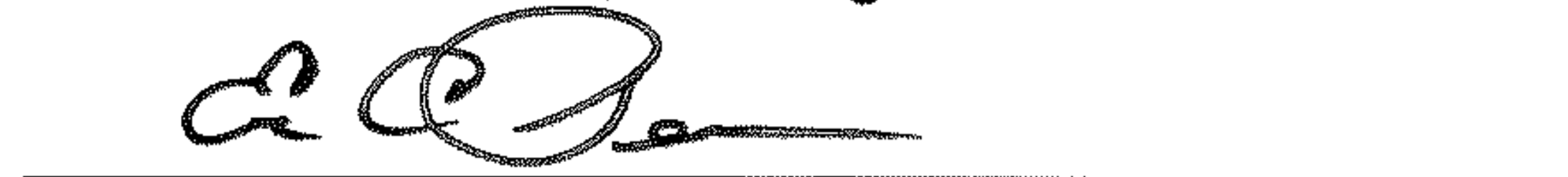
Print Name: Ryan Martin

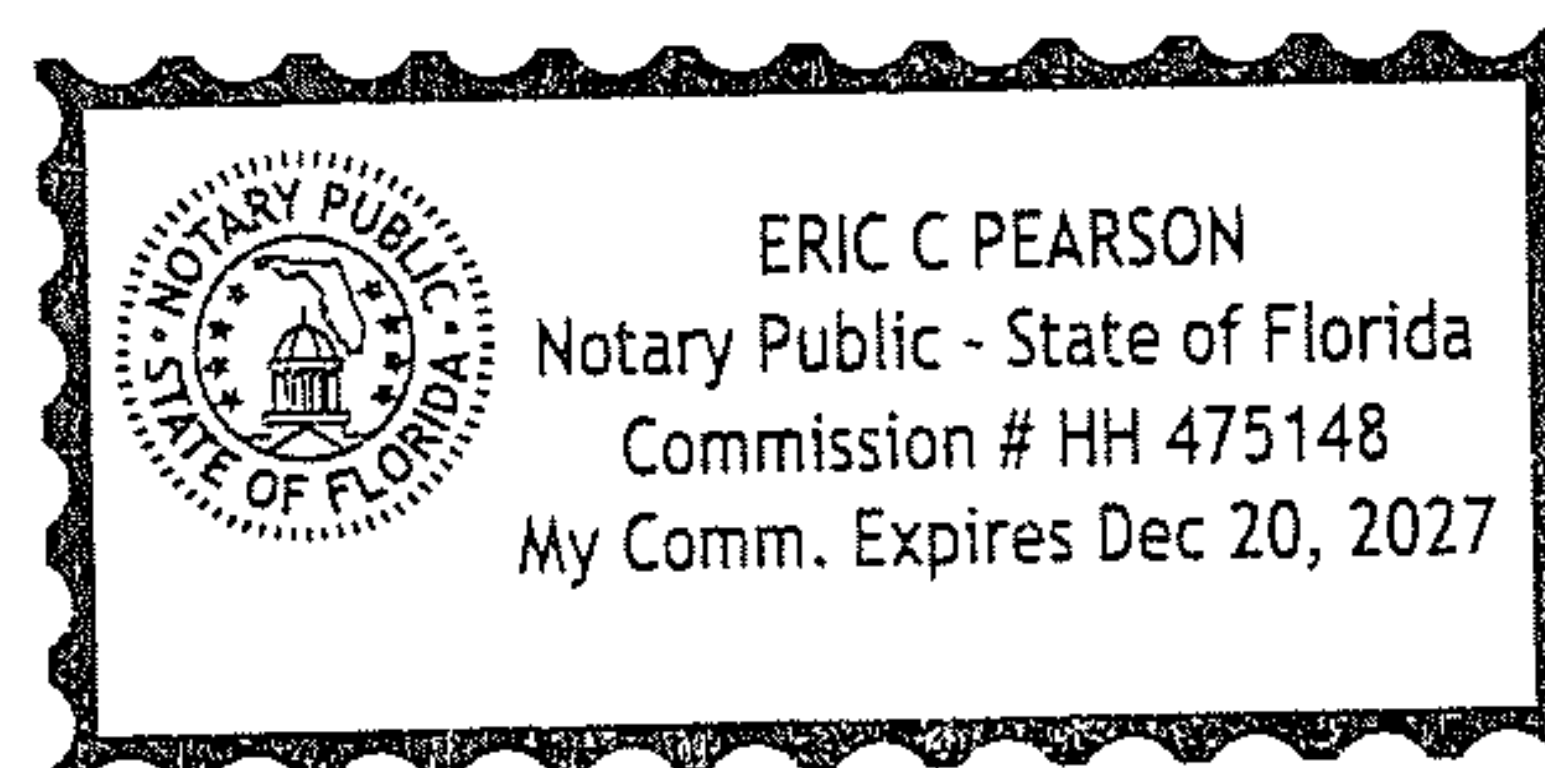
Print Post Office Address: 316 116th St E
Bradenton FL 34212

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on SEPTEMBER 10, 2026, by **Soraya Fowler, a widow**.


Notary Public
ERIC C PEARSON
(Printed Name)



My Commission expires: Dec. 20, 2027

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

{Notarial Seal}