

9/18/2026 11:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546749

Doc Stamp-Deed: \$2,310.00

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4729.1Y

Consideration: \$330,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of September 18, 2026, Niurka Wong, a/k/a Niurka D. Wong, a single woman, of 5163 Cantabria Crest, Sarasota, FL 34238, and Emilio S. Alvarez, a single man, (henceforth referred to as "Grantor") of 4542 Park Lake Terrace North, Bradenton, FL 34209, for consideration paid, grant to Pavel Alberto Martinez Bebert and Aneisy Martinez Cordoves, husband and wife, (henceforth referred to as "Grantee") of 3341 Andrea Street, Sarasota, FL 34235, 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:

Lot 80, KENSINGTON PARK SUBDIVISION, UNIT NO. I, according to the plat thereof, recorded in Plat Book 8, Pages 112 and 112A, of the Public Records of Sarasota County, Florida.

Parcel ID 0042100037

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.

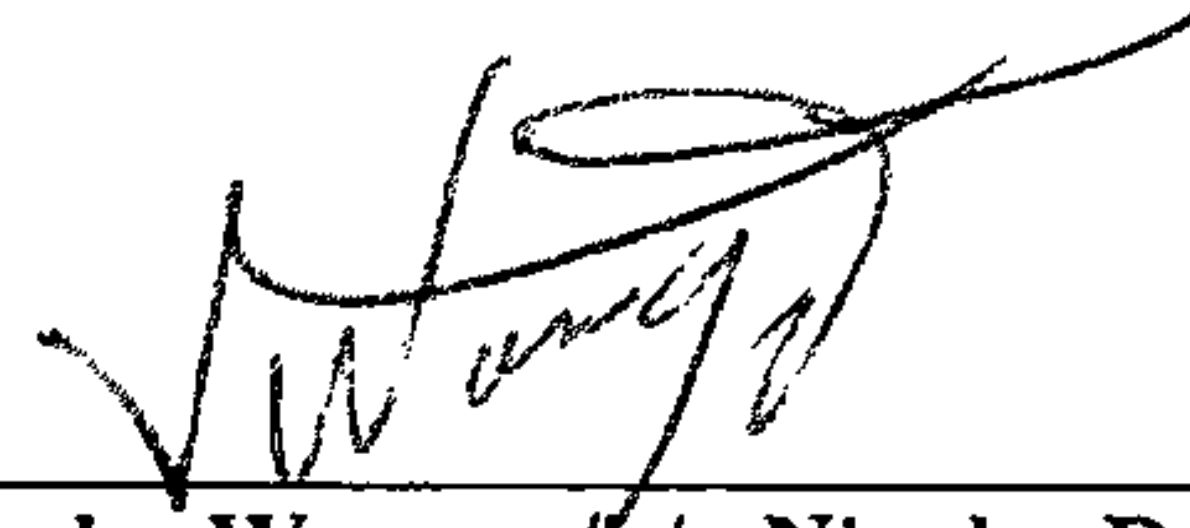
TO HAVE AND TO HOLD, the same in Fee Simple forever.

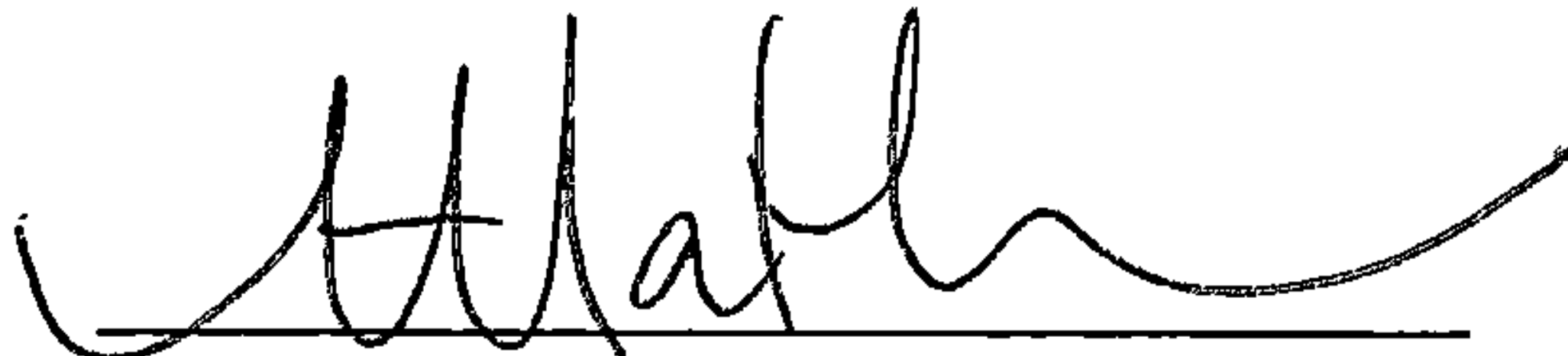
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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)

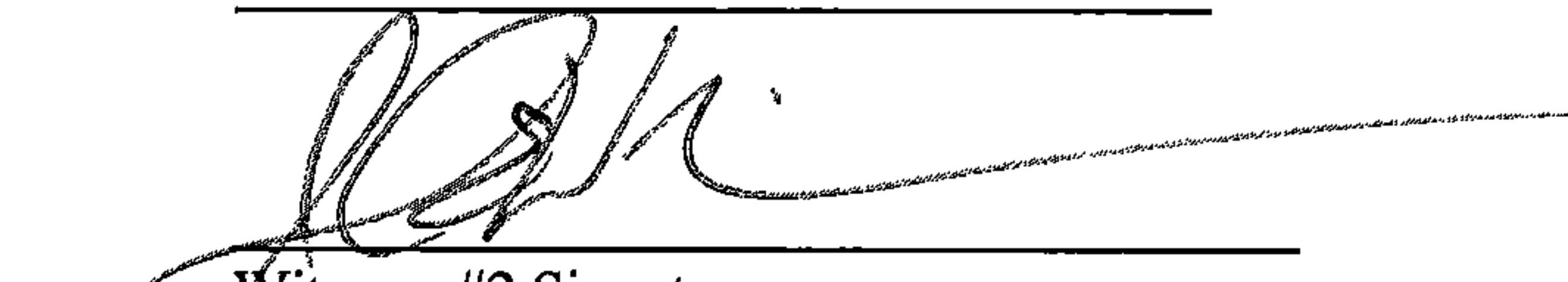
(Signature and notary page for Warranty Deed)

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


Niurka Wong, a/k/a Niurka D. Wong


Witness #1 Signature

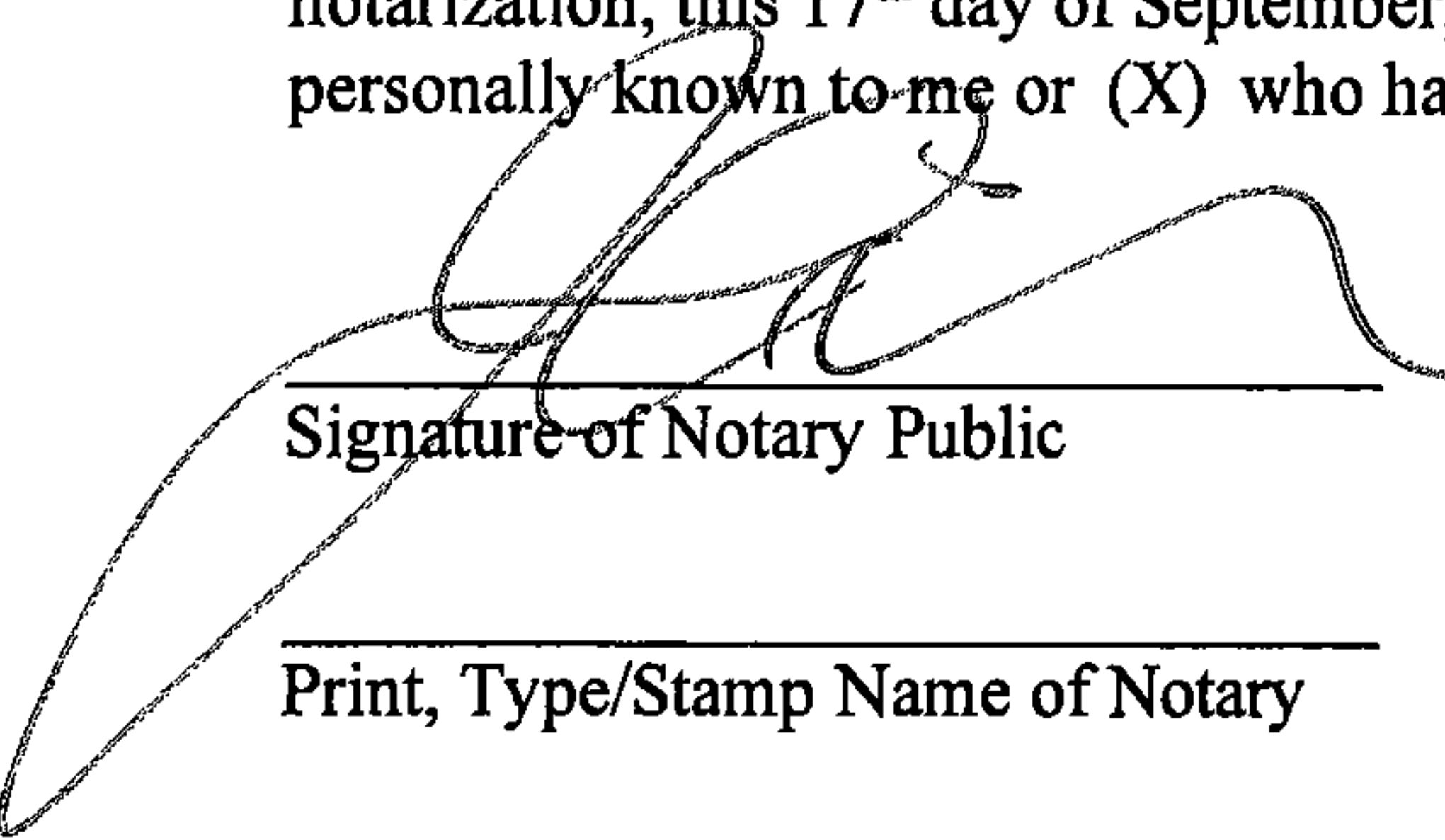
Witness #1 Printed Name **Heather M. Mathews**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236


Witness #2 Signature

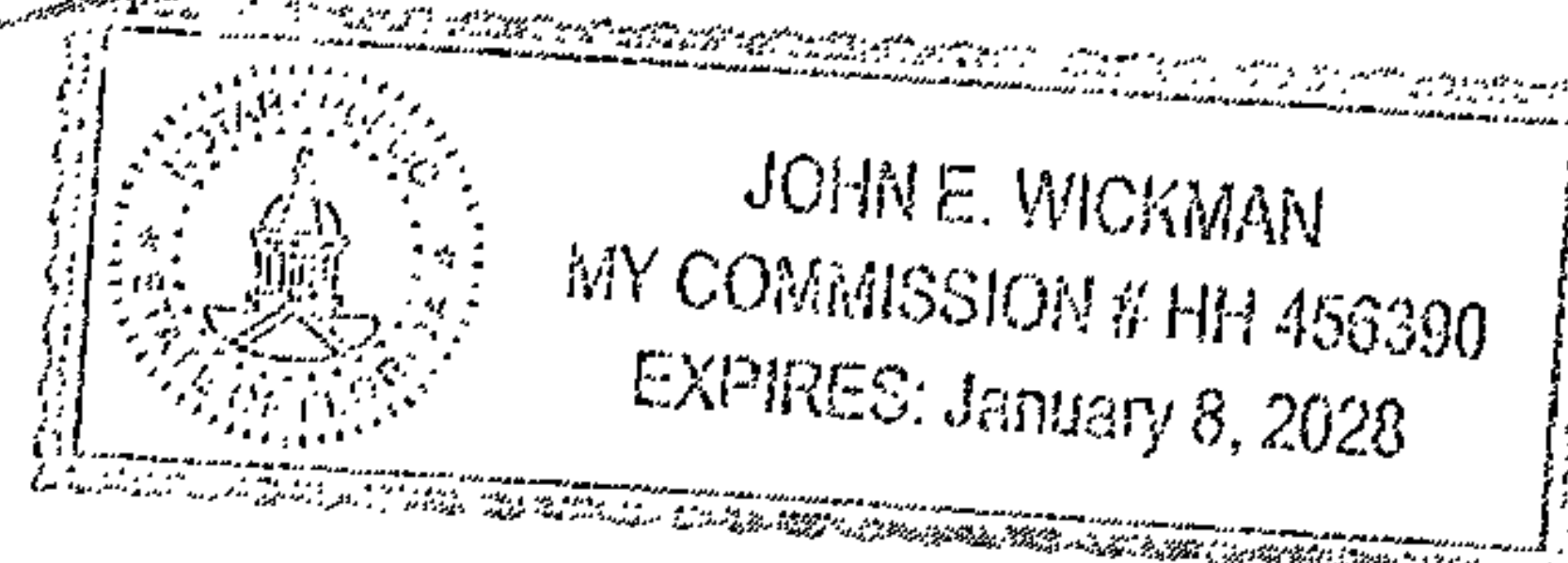
Witness #2 Printed Name **John E. Wickman**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of September, 2026, by **Niurka Wong, a/k/a Niurka D. Wong**, () who is personally known to me or (X) who has produced  as identification.


Signature of Notary Public

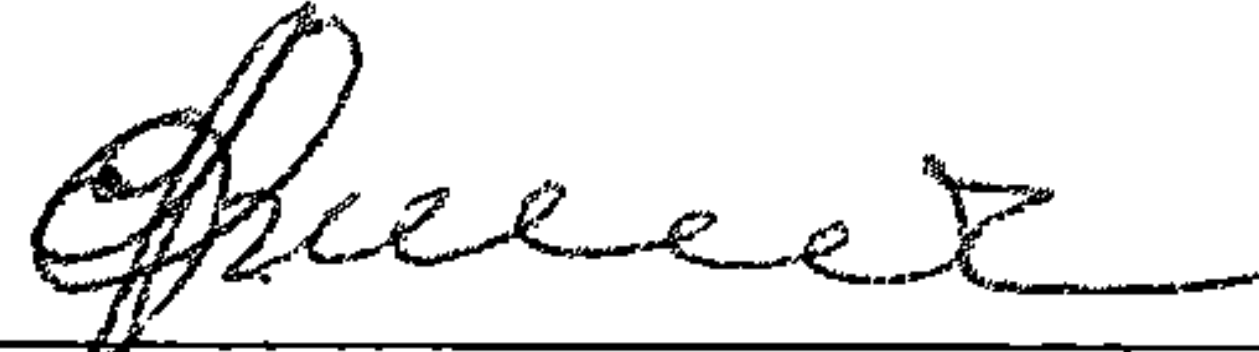
Print, Type/Stamp Name of Notary



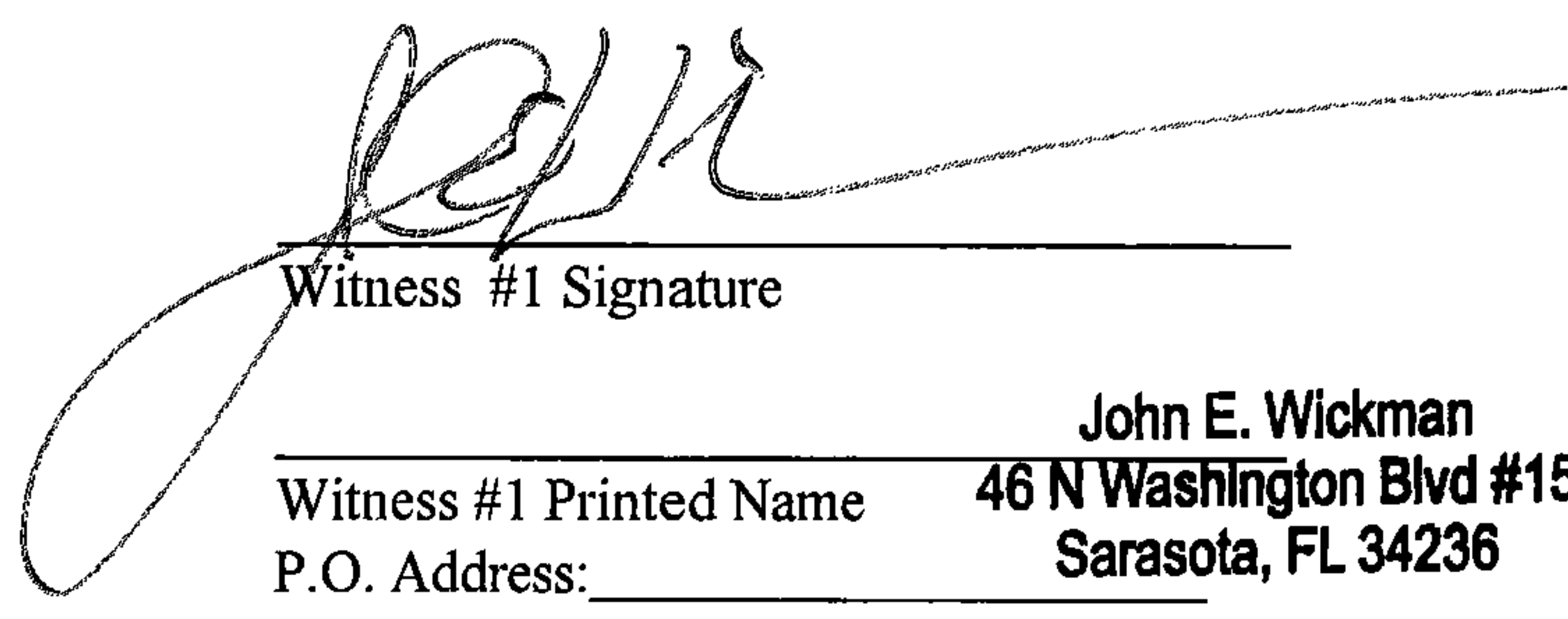
WARRANTY DEED

(Signature and notary page for Warranty Deed)

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

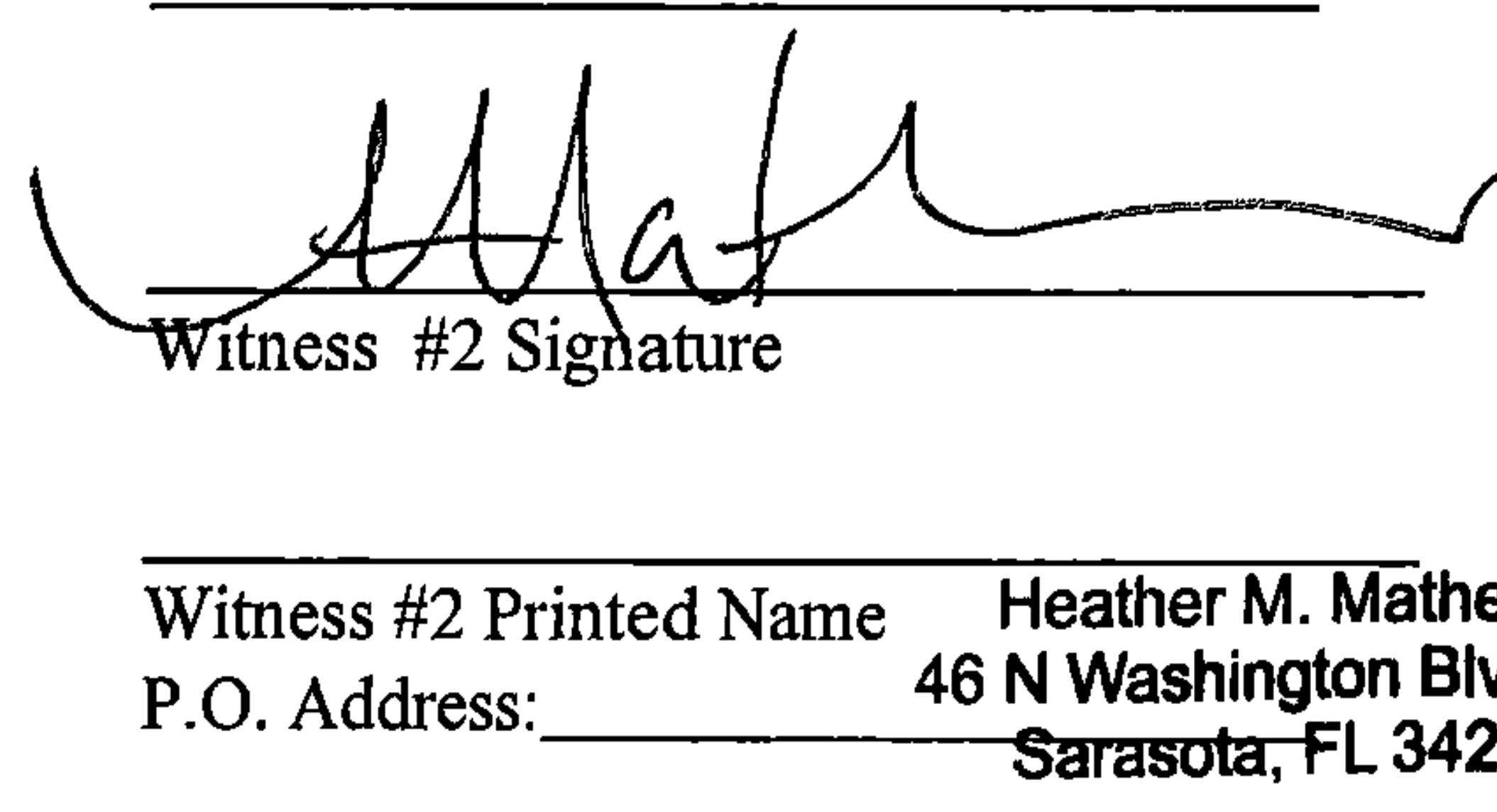


Emilio S. Alvarez



Witness #1 Signature

John E. Wickman
Witness #1 Printed Name 46 N Washington Blvd #15
P.O. Address: Sarasota, FL 34236

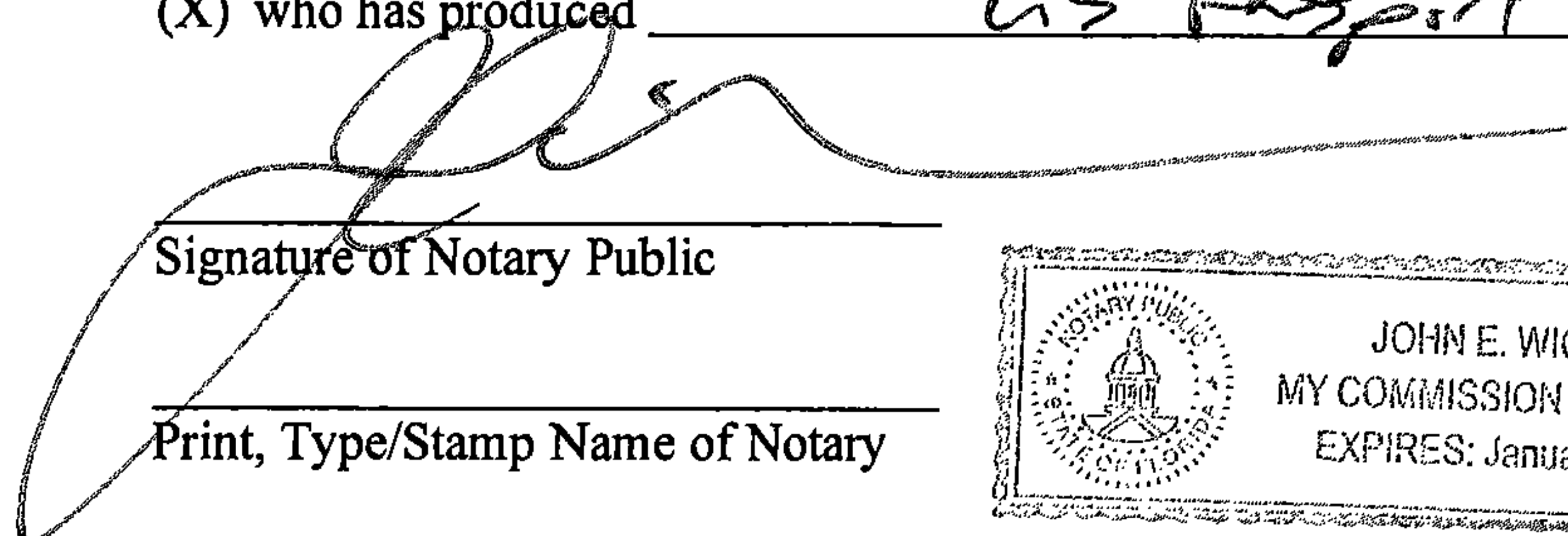


Witness #2 Signature

Heather M. Mathews
Witness #2 Printed Name 46 N Washington Blvd #15
P.O. Address: Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of September, 2026, by Emilio S. Alvarez, () who is personally known to me or (X) who has produced US Passport as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

