

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127267 2 PG(S)**

9/18/2026 11:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546772

Doc Stamp-Deed: \$4,270.00

Prepared by and return to:

Harry W. Haskins

Haskins Law, LLC

3400 South Tamiami Trail

201

Sarasota, FL 34239

File No 2026-204

Parcel Identification No 0122-12-0018

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of September, 2026 between **Antonio G. Cervantes and Monica T. Cervantes, husband and wife**, whose post office address is 10547 Sugarberry Street, St. Charles, MD 20603, Grantor, to **Kathleen Lundstrom and Kurt Lundstrom, wife and husband**, whose post office address is 8388 South Tamiami Trail, #93, Sarasota, FL 34238, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 39, DEER CREEK UNIT 1, according to the map or plat thereof, as recorded in Plat Book 32, Pages 40, 40-A through 40-D of the Public Records of Sarasota County, Florida.

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

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

TO HAVE AND TO HOLD the same in fee simple forever.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Antonio G. Cervantes
Antonio G. Cervantes

Monica T. Cervantes
Monica T. Cervantes

Mike Dull
WITNESS
PRINT NAME: Mike Dull

371 Scott St.
Nokomis FL 34275
WITNESS 1 ADDRESS

Doreen L. Gentz
WITNESS
PRINT NAME: Doreen L. Gentz

3581 Madagascar Ave.
North Port FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2026, by Antonio G. Cervantes and Monica T. Cervantes, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Doreen L. Gentz
Signature of Notary Public

Print, Type/Stamp Name of Notary

