

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127414 2 PG(S)**

9/18/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546901



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$2,240.00

File No.: 269735-90

WARRANTY DEED

This indenture made on **September 18, 2026** by **Katrine Haefli, Individually & as Successor Trustee of the Jeff Streitmatter, Declaration of Trust Dated March 10, 1992**, whose address is: 312 Vista Dr, Bloomington, IL 61701-212 hereinafter called the "grantor", to **Zulema Espinosa Pupo and Migdael Ramirez Diaz, a married couple**, whose address is: 3927 Worcester Rd, Sarasota, FL 34231, 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, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 37, Block B, Grove Park, a Subdivision according to the plat thereof recorded in Plat Book 1, Page 109, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0072030053

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Jeff Streitmatter, Declaration of Trust Dated March 10,1992

Katrine Haefli



By Katrine Haefli, Individually & as Successor Trustee

Signed, sealed and delivered in our presence:

Donna Saltmarsh



Kellie Richards



1st Witness Signature

2nd Witness Signature

Print Name: Donna Saltmarsh

Print Name: Kellie Richards

Address: 213 Courthouse Sq

Address: 12530 W. Atlantic Blvd.

Inverness, FL 34450

Coral Springs, FL 33071

State of Florida

County of Osceola

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (X) online notarization on 09/16/2026 11:16 AM EDT, by **Katrine Haefli, Individually & as Successor Trustee**

of the Jeff Streitmatter, Declaration of Trust Dated March 10,1992, who () is/are personally known to me or who (X) produced a valid Driver's License as identification.

Kellie Richards



Notary Public Signature

Printed Name:

My Commission Expires:



Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®