

Consideration: \$385,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$2,695.00 ✓

Prepared by and Return To:



**SANDBERG
PHOENIX**

Ryan Featherstone, Esquire
SANDBERG PHOENIX & VON GONTARD P.C.
P.O. Box 3948
Sarasota, FL 34230-3948
File No.: 34376-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127666 2 PG(S)
September 18, 2026 04:03:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,695.00

WARRANTY DEED

This Warranty Deed is made by **Kelly Hebert, an unremarried widow**, hereinafter referred to as "Grantor," to **Osniel Ramirez Garrido and Rolando Garcia Terol, as Joint Tenants with Rights of Survivorship**, whose address is: **5644 Antoinette St., Sarasota, FL 34232**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

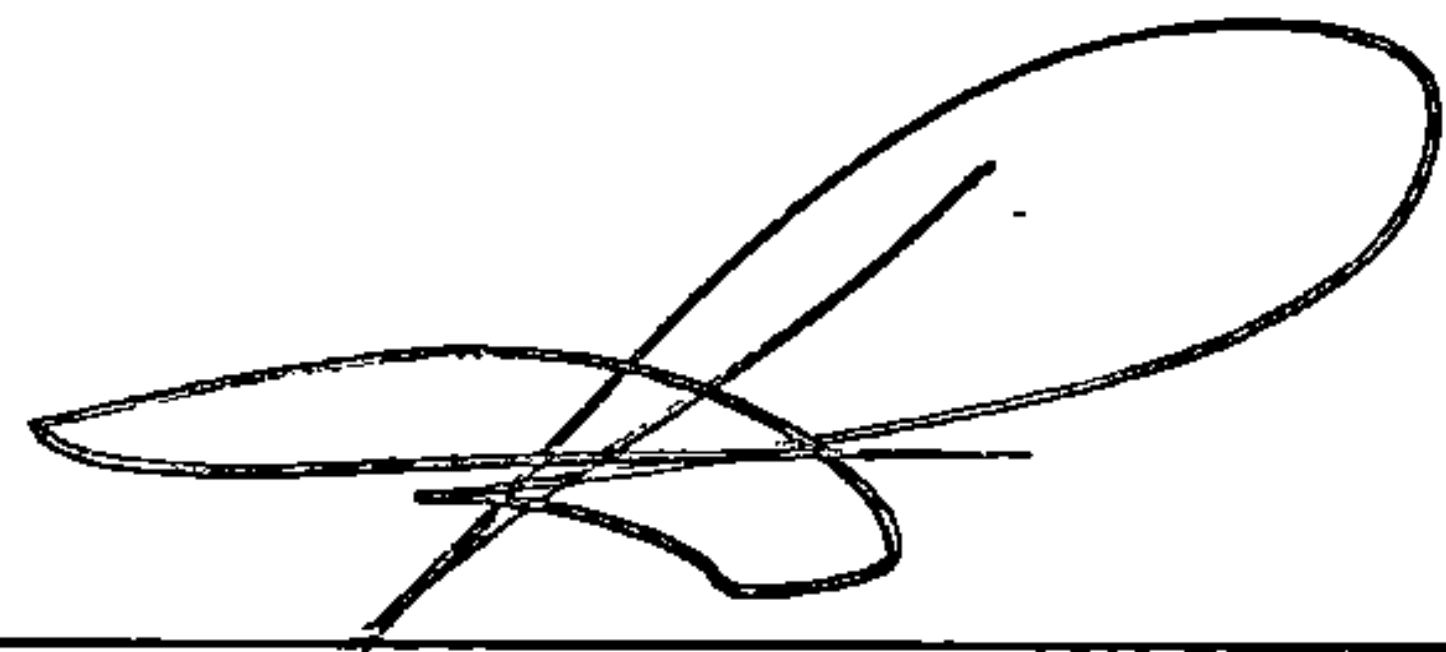
Lot 1, Block D, GREEN ACRES, a Subdivision according to the plat thereof recorded in Plat Book 7, Page 68, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: **0047110035**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16th day of September, 2026.



Witness 1 Signature

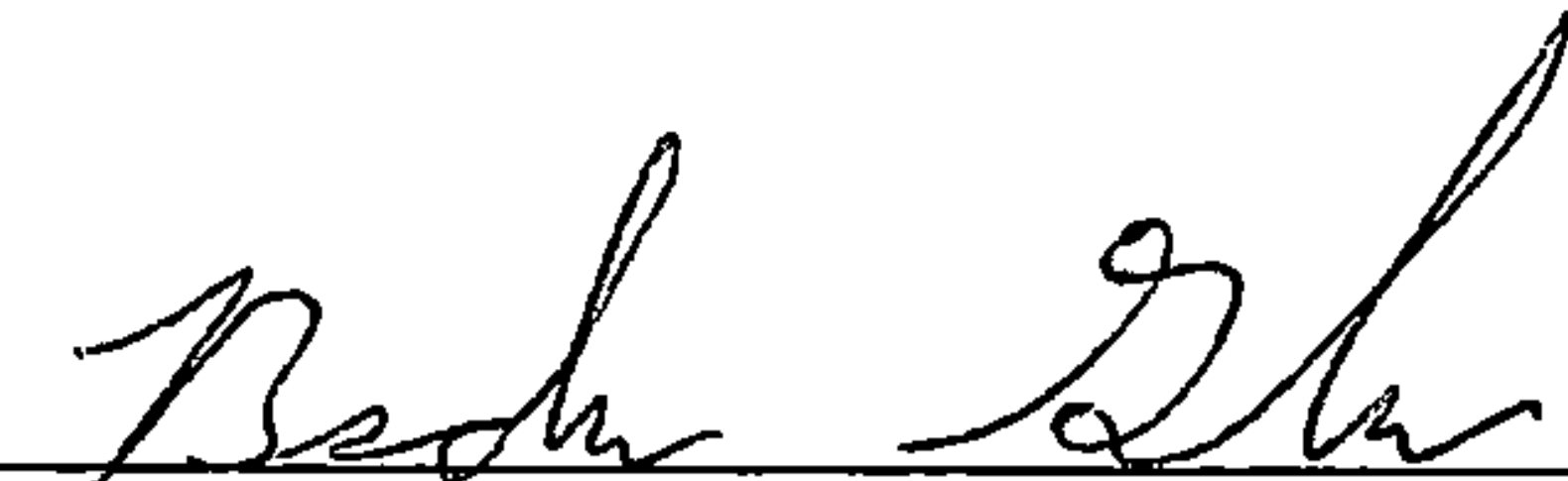
Witness 1 Printed Name:

Ryan A. Featherstone

Witness 1 Address:

P.O. BOX 3948

SARASOTA, FL 34230-3948



Witness 2 Signature

Witness 2 Printed Name:

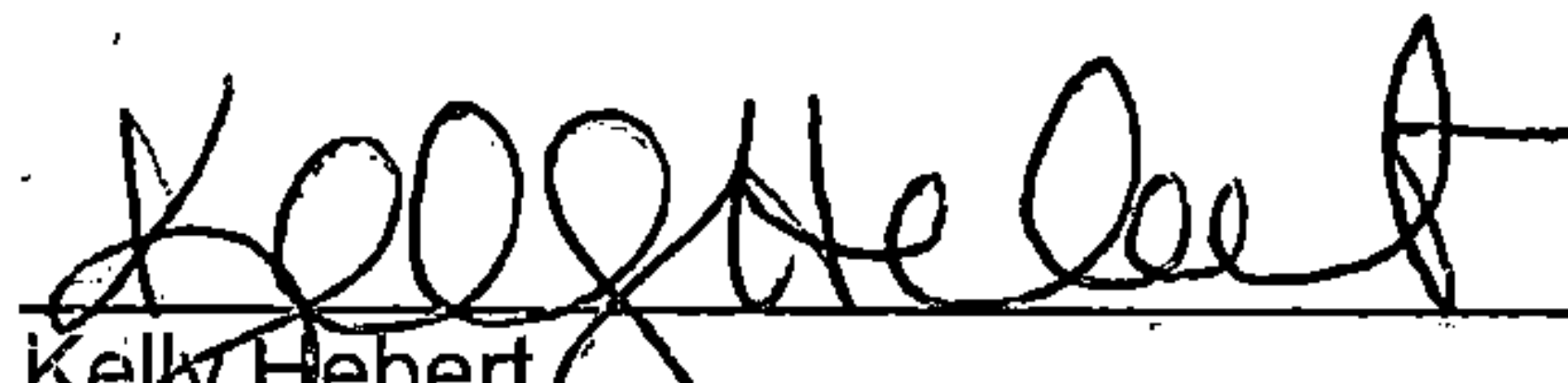
Brandon Graber

Witness 2 Address:

P.O. BOX 3948

SARASOTA, FL 34230-3948

GRANTOR:



Kelly Hebert

5644 Antoinette St.

Sarasota, FL 34232

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on September 16, 2026, by Kelly Hebert.

Personally known ☒

or Produced Identification ☒

Type of Identification Produced

FEDL

Notary Public

Print Name:

Ryan A. Featherstone

My Commission Expires:

