

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128631 2 PG(S)

Prepared by and return to:
Philathia Brown
Green Label Title of Florida LLC
8470 Enterprise Circle
Lakewood Ranch, FL 34202

9/22/2026 3:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3547934

File No 2026-512

Doc Stamp-Deed: \$2,261.00

Parcel Identification No 0267151020

[Space Above This Line For Recording Data]

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

This indenture made the 18th day of September, 2026 between Andres Garza and Cynthia D. Garza, husband and wife, whose post office address is 4594 Chase Oaks Drive, Sarasota, FL 34241, of the County of Sarasota, Florida, Grantor, to Jill Ross and Brian Ross, wife and husband, whose post office address is 5889 Cherrywood Dr., Lorain, OH 44053, of the County of Lorain, Ohio, 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:

UNIT 1226, BUILDING 1200, VERANDA IV AT HERITAGE OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2000015022, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 34, PAGE 24, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AND UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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

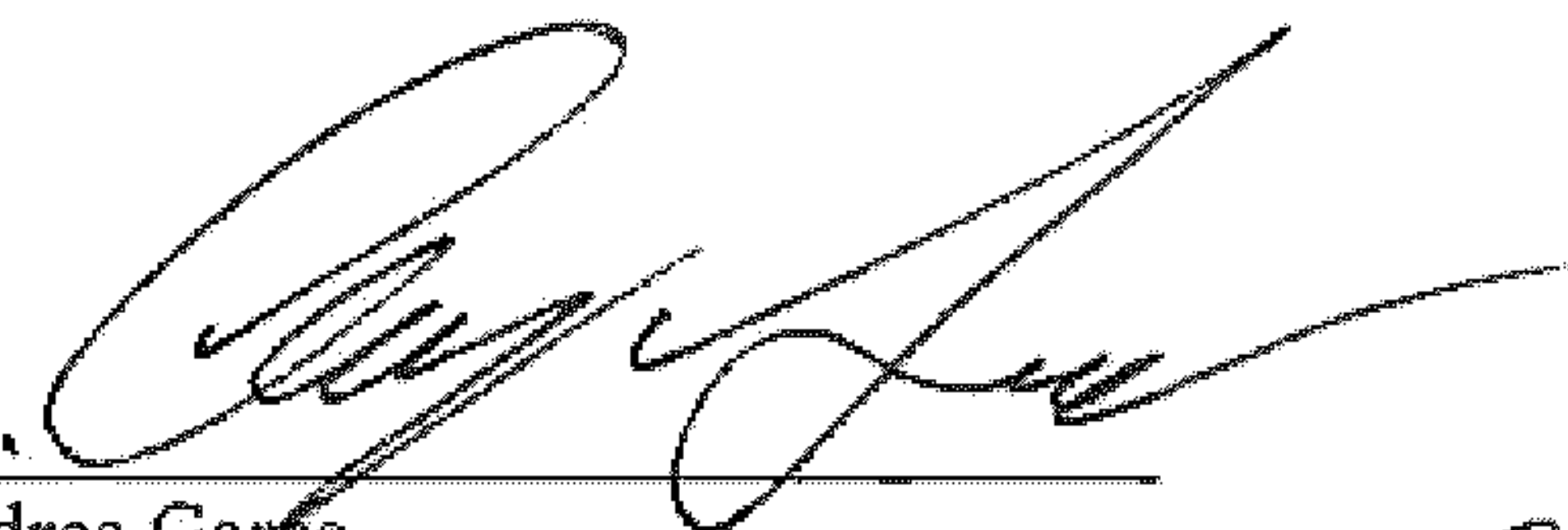
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

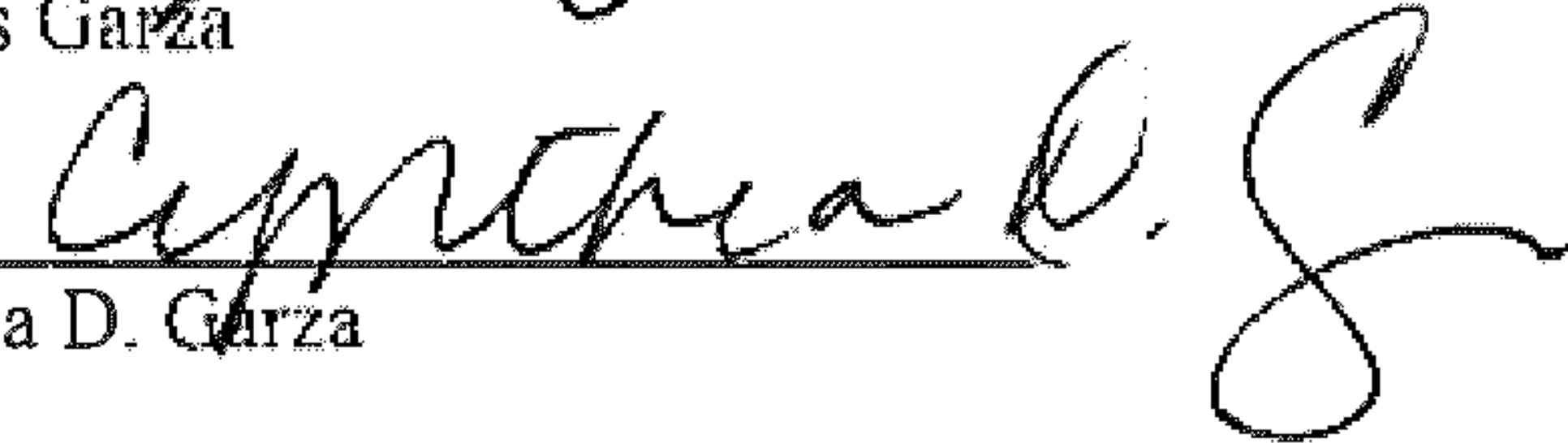
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

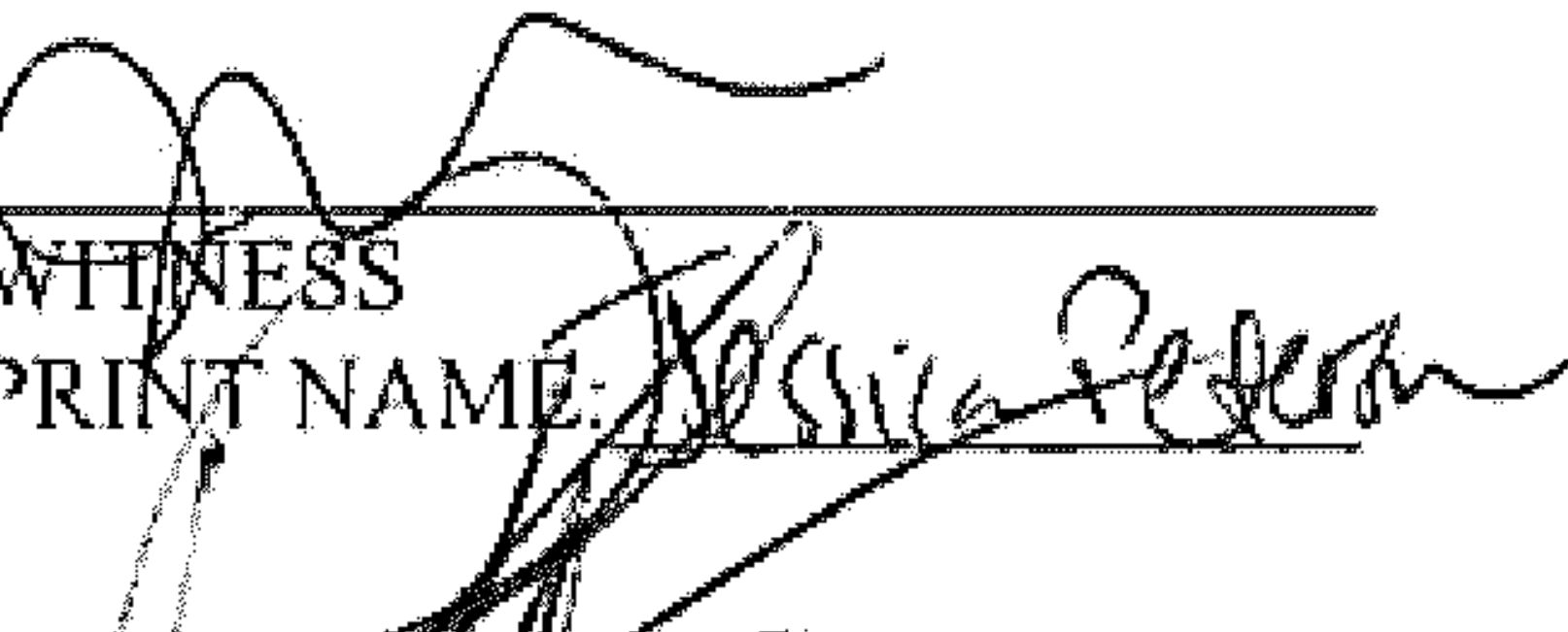
Signed, sealed and delivered in our presence:



Andres Garza



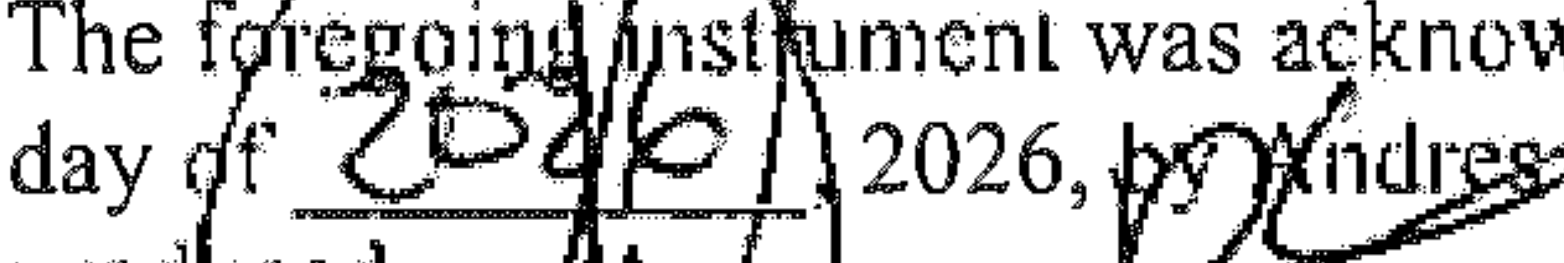
Cynthia D. Garza

WITNESS
PRINT NAME: 

WITNESS
PRINT NAME: 

3719 Grand Run
Unit A 34221
WITNESS 1 ADDRESS
8470 Enterprise Cr #321
LWR, FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17
day of 2026, 2026, by  Andres Garza and Cynthia D Garza, ☐ who is/are personally known to me or ☒ who has/have
produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



PHILATHIA BROWN
Commission # HH 729682
Expires November 2, 2029