

This instrument prepared by:
Lori A. Wellbaum
WELLBAUM LAW, P.A.
686 N. Indiana Avenue
Englewood, FL 34223

3/27/2026 3:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472713

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 27 day of March, 2026, between **RICHARD CHARLES MIZER, individually and as Trustee of THE RICHARD CHARLES MIZER REVOCABLE TRUST, dated July 7, 1995, as amended,** hereinafter called the Grantor, to **RICHARD CHARLES MIZER,** hereinafter referred to as GRANTEE, whose mailing address is 2647 Berwyn Road, Columbus, OH 43221.

WITNESSETH, That said Grantor, for and in consideration of the receipt of TEN (\$10.00) DOLLARS and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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 County, Florida, to wit:

Lot 78, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 1, as per plat thereof as recorded in Plat Book 36, Pages 39, 39A through 39F, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the year 2026 and all subsequent years, restrictions, reservations and easements of record.

Grantor herein covenants that subject property is not his/her homestead nor contiguous to his/her homestead.

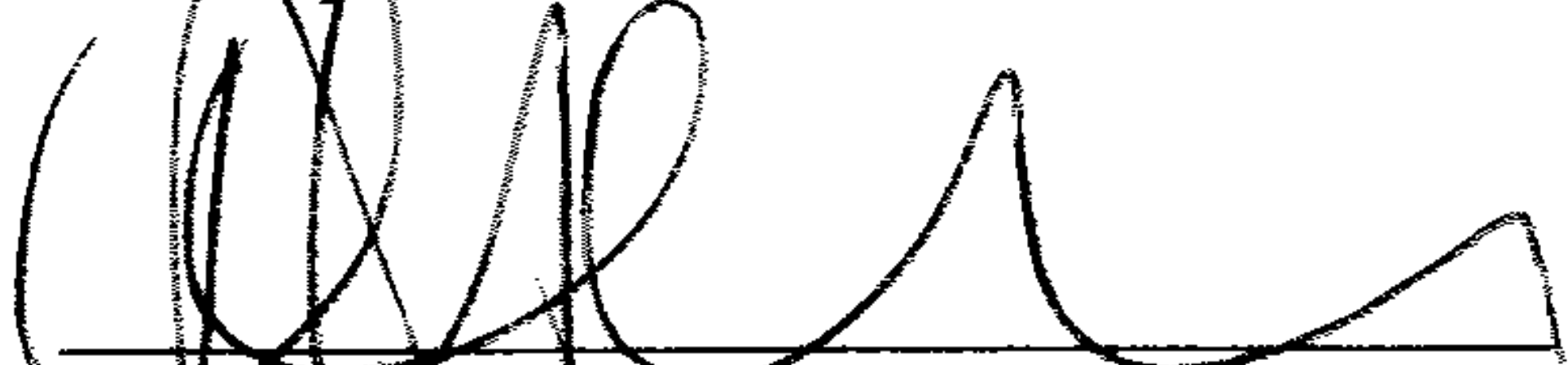
Parcel I.D. Number: 0426070001

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR A TITLE EXAMINATION.

AND said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

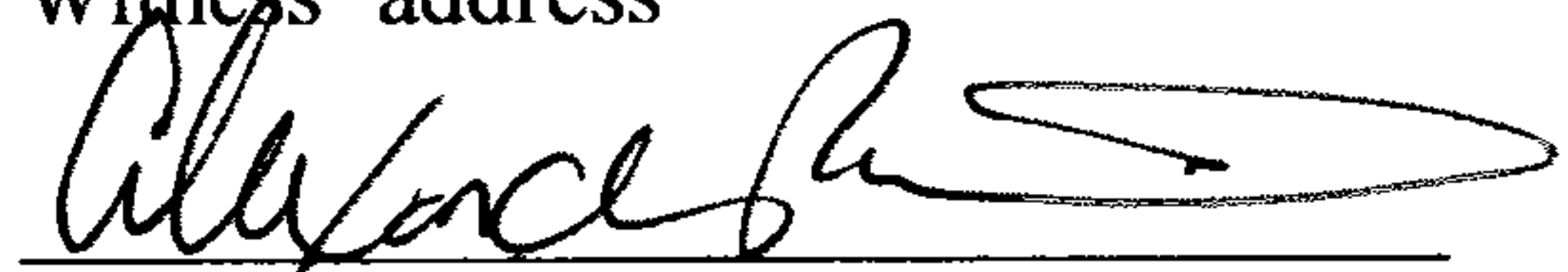
Signed, Sealed and Delivered
in our presence:



Witness' Signature

Abigail Hamsher

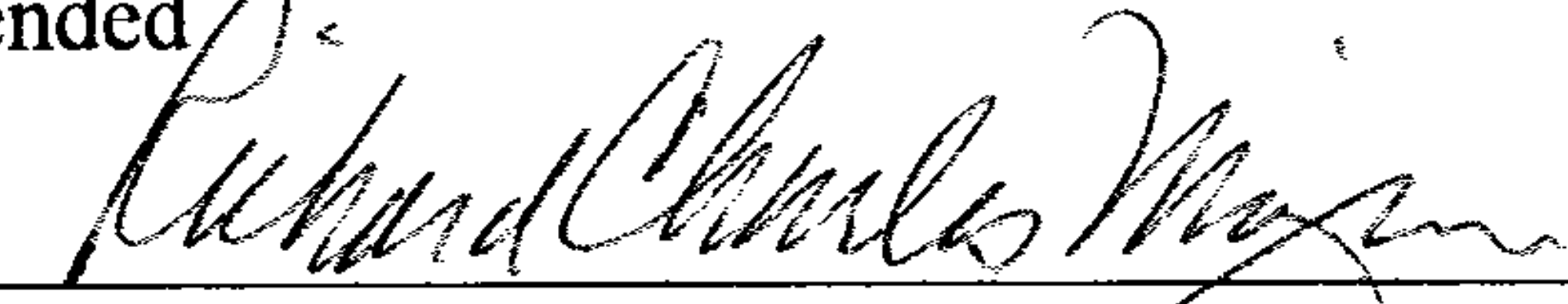
Witness' printed name
686 N. Indiana Ave, Englewood, FL 34223
Witness' address



Witness' Signature

Alexandria Rhoads
Witness' printed name
686 N. Indiana Ave, Englewood, FL 34223
Witness' address

THE RICHARD CHARLES MIZER
REVOCABLE TRUST, dated July 7, 1995, as
amended

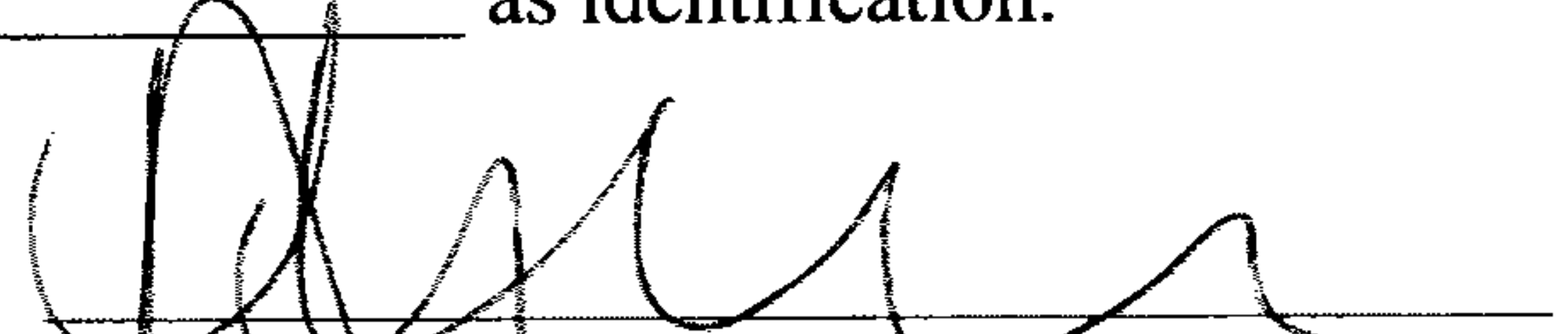
By: 

RICHARD CHARLES MIZER, individually
and as Trustee
2647 Berwyn Road, Columbus, OH 43221
address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 27 day of March, 2026, by RICHARD CHARLES MIZER, individually and as Trustee of THE RICHARD CHARLES MIZER REVOCABLE TRUST, dated July 7, 1995, as amended, who is personally known to me or who has produced Driver's License as identification.

My Commission Expires:



Signature of Notary Public

Abigail Hamsher

Printed Name of Notary Public

(SEAL)

