

3/30/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473442

Doc Stamp-Deed: \$2,800.00

This Instrument Prepared by
and Return to:
Alexandra S. Glauser, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
• Sarasota, Florida 34236

Purch. Price: \$400,000.00

Doc. Stamp.: \$2,800.00

Rec. Fee.: \$18.50

Parcel ID: 0021080007

WARRANTY DEED

This Warranty Deed is made this 26th day of March, 2026, by **Larry Derstine, a married man**, whose mailing address is 267 Towne Park Drive, Lawrenceville, GA 30044, hereinafter referred to as "Grantor," to **Jacob Scott and Mary Scott, husband and wife, as a tenancy by the entirety**, whose mailing address is 3524 Prado Dr, Sarasota, FL 34235, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 54, DE SOTO LAKES, UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page 116, of the Public Records of Sarasota County, Florida.

The Parcel Identification Number of the above-described real property is 0021080007.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

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 except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

[Signature]
Print Name: Kayden Pegel
Address: 3370 Sugarloaf Pkwy #3
Lawrenceville, GA, 30044

[Signature]
Larry Derstine

Witness #2:

[Signature]
Print Name: Heidi Rios
Address: 3370 SUGARLOAF PKWY
LAURENCEVILLE, GA - 30044

STATE OF GA.
COUNTY OF GWINNETT.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of MARCH, 2026, by Larry Derstine, who is personally known to me or who has produced GA/DL # 050670882 as identification.

[Notary Seal]

NADEEM FAIZI
Notary Public - State of Georgia
Gwinnett County
Commission Expires, 04-28-2029

Notary Public: [Signature]
Print Name: NADEEM FAIZI
My Commission Expires: 04-28-2029