

3/30/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473503

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0080

Doc Stamp-Deed: \$5,271.00

Property address:
E Manasota Beach Rd, Englewood, Florida 34223

General Warranty Deed

Made this March 26, 2026 A.D. By **Sylvester Goetz, Individually and as Trustee of MBR Land Trust, UTA November 22, 2024**, whose post office address is: 216 Fiesole Street, Venice, Florida 34285, hereinafter called the Grantor, to; **Lisa Letson and William Morton Letson, Jr., Wife and Husband and True and Faithful Pet Rescue Mission, Inc., a Florida Corporation**, whose post office address is: 266 N. Jackson Road, Venice, Florida 34292, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$753,000.00 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, viz:

EAST 1/2 OF THE EAST 1/2 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0479030004**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2025.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X

Witness 1 Printed Name and Address:

Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X

Sylvester Goetz, as Trustee of MBR Land Trust,
UTA November 22, 2024

Address: 216 Fiesole Street, Venice, Florida 34285

Witness 2 signature:

X

Witness 2 Printed Name and Address:

Barbara Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X

Sylvester Goetz, Individually

Address: 216 Fiesole Street, Venice, Florida 34285

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 26th day of March, 2026, by Sylvester Goetz, Individually and as Trustee of MBR Land Trust, UTA November 22, 2024, who has produced FL DL License as identification.

X [Signature]
Notary Public

Print Name:

My Commission Expires:

Seal:

