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INSTRUMENT # 2026042088 2 PG(S)

3/31/2026 4:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474270

Prepared by and return to:  
Natalie G. Coldiron, PLLC  
c/o Natalie G. Coldiron, Esq.  
1990 Main Street, Suite 801  
Sarasota, FL 34236  
(941) 364-2491

File Number: 26-884

Doc Stamp-Deed: \$3,325.00

Consideration: \$475,000.00

### General Warranty Deed

Made this March 21<sup>o</sup>, 2026, by **E. Lamar Abney a/k/a Edwin Lamar Abney, an unmarried man**, whose post office address is: 601 Ivanhoe Lane, Holmes Beach, FL 34217, hereinafter called the Grantor, to **Leon Voorwalt, a married man**, whose post office address is: 1702 Old Summerwood Boulevard, Sarasota, FL 34232-2939, 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 Ten Dollars, (\$10.00) 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:

Lot 19, Summerwood II, according to the map or plat thereof, as recorded in Plat Book 42, Pages 40, 40A through 40E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0049070049**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

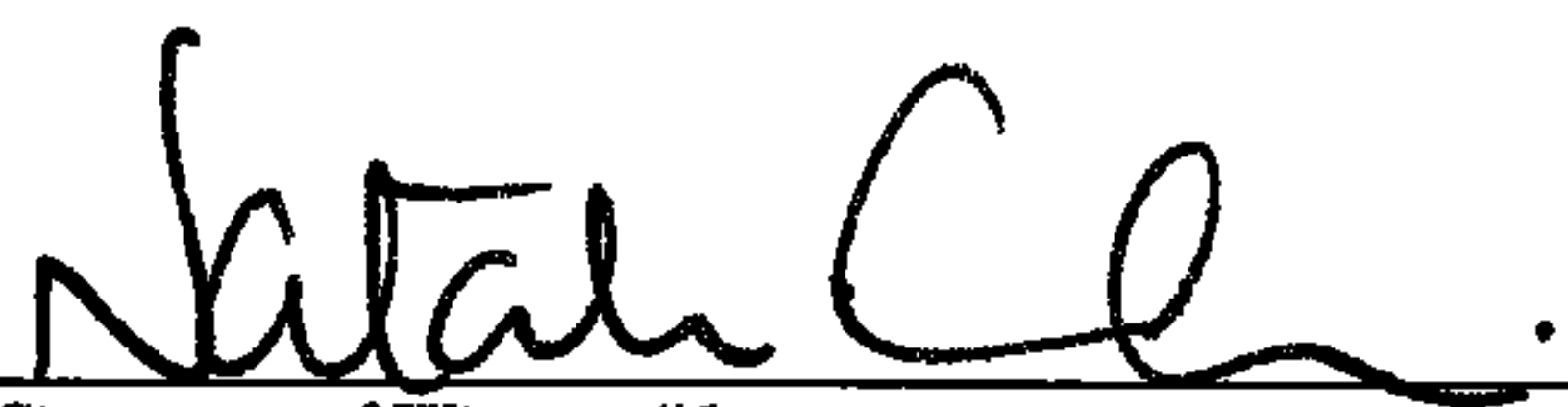
**And** the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the current year and subsequent years.

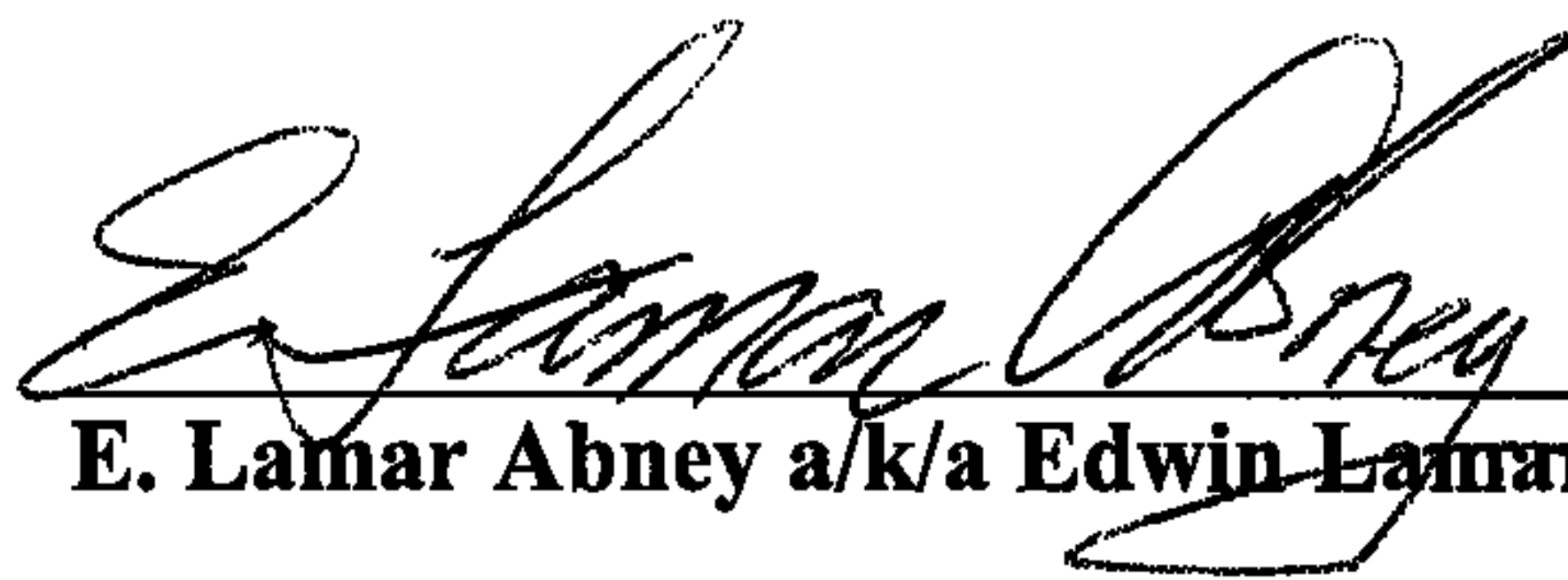
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**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

  
\_\_\_\_\_  
Signature of Witness #1  
Printed Name of Witness #1: Natalie G Coldiron  
Post Office Address: 1990 Main Street  
Sarasota, FL 34236

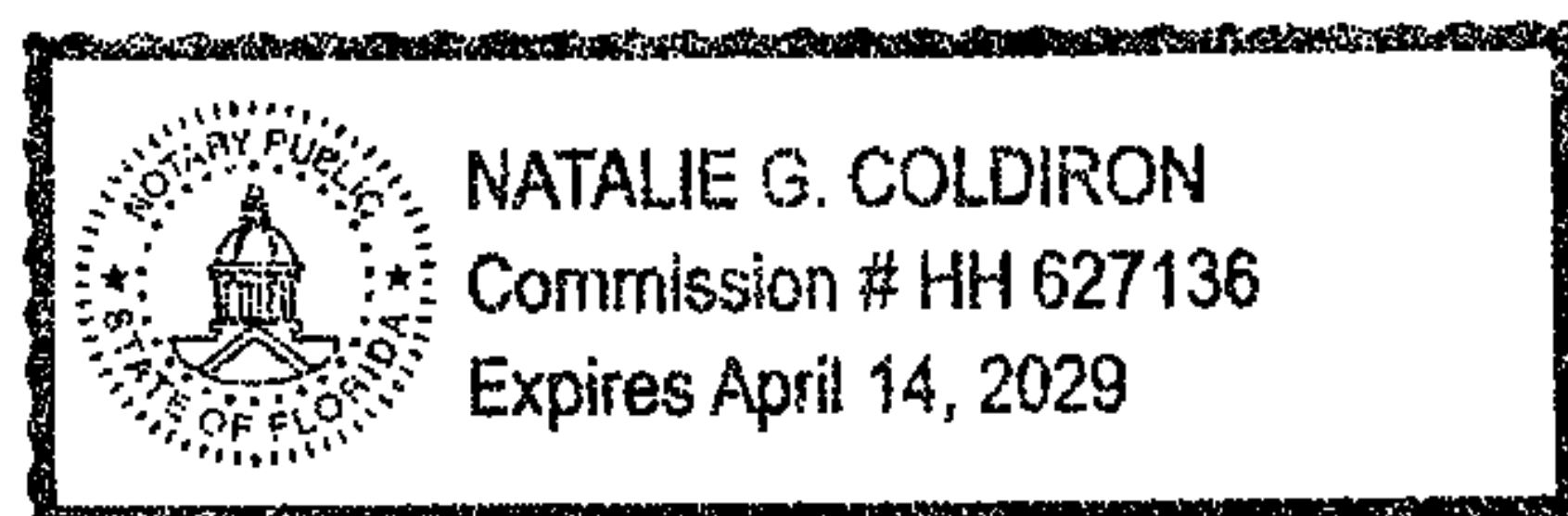
  
\_\_\_\_\_  
E. Lamar Abney a/k/a Edwin Lamar Abney (seal)


  
\_\_\_\_\_  
Signature of Witness #2  
Printed Name of Witness #2: Catherine Wolff  
Post Office Address: 1990 Main Street  
Sarasota, FL 34236

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of March, 2026, by E. Lamar Abney a/k/a Edwin Lamar Abney, an unmarried man,  who is personally known to me, or  who produced FL Drivers license as identification.

(NOTARY STAMP/SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC  
Natalie G Coldiron  
Printed Name  
My Commission Expires: \_\_\_\_\_