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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474822

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-92-AXB
Sales Price: Price: \$170,000.00

Doc Stamp-Deed: \$1,190.00

General Warranty Deed

Made this 1st day of April, 2026 By **Saedeh Sarah Young, a single woman**, whose address is: 919 Tranquility Circle, Osprey, FL 34229, hereinafter called the grantor, to **Christopher W. Custer and Maranda L. Custer, husband and wife**, whose post office address is: 670 Caledonia Drive, Martinsburg, WV 25405, 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, viz:

Lot 10, North Creek Estates, according to the map or plat thereof, as recorded in Plat Book 41, Pages 33 and 33A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0142020069**

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 accruing subsequent to December 31, 2025.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Kathleen Griffin
Witness Signature above:

Saede Sarah Young
Saede Sarah Young
919 Tranquility Circle, Osprey, FL 34229

Witness print name below:
Kathleen Griffin
8660 S Tamiami Trail Sarasota, FL 34238

Witness Address:

Jacqueline L O'Carroll
Witness Signature above:

Witness print name below:
Jacqueline L O'Carroll
8660 S Tamiami Tr Sarasota FL 34238

Witness Address:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of March, 2026, by Saede Sarah Young, who is/are personally known to me or who has produced Driver License as identification.

Jacqueline L O'Carroll
Signature of Notary Public

Print, Type/Stamp Name of Notary

