

4/14/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480330

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
MELLOR & BACKO LLP
13801-D Tamiami Trail
North Port, Florida 34287
Telephone (941) 426-1193
Recording Fee \$ 10.00
Doc. Stamp Tax \$.70
File No. 260168

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 14th day of April 2026, between **Patricia Ann Messerlian (f/k/a Patricia Ann Bayuk)**, a single woman, Grantor, whose post office address is 1738 Queen Palm Way, North Port, FL 34288, and **Patricia Ann Messerlian**, a single woman, Grantee, whose post office address is **1738 Queen Palm Way, North Port, FL 34288**.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has 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 16, Block R, Bobcat Trail, Phase 2, as per the plat thereof recorded in Plat Book 40, Page 8 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1141121816

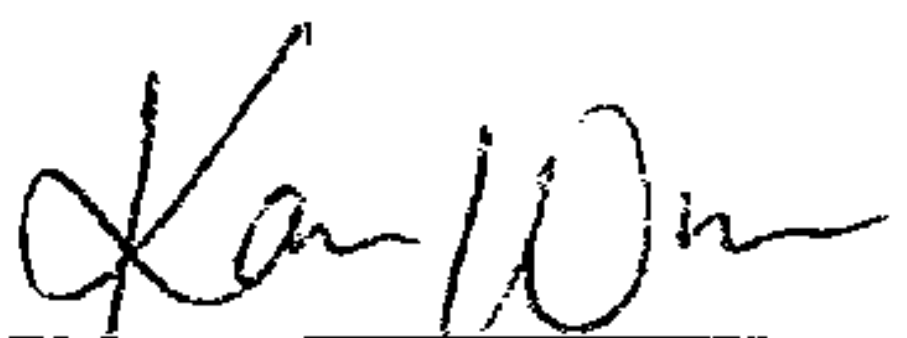
SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.


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 Grantor's hand and seal the day and year first above written.

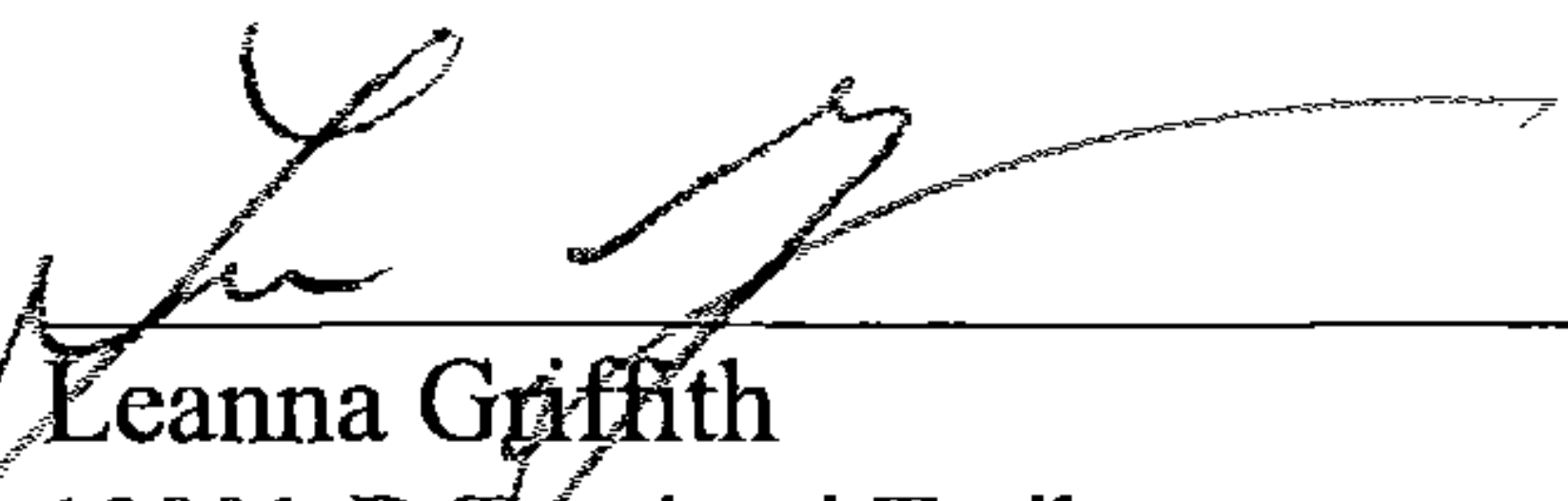
Signed, sealed, and delivered in our presence:



Kaitlyn Williams
13801-D Tamiami Trail
North Port, FL 34287

Sign 

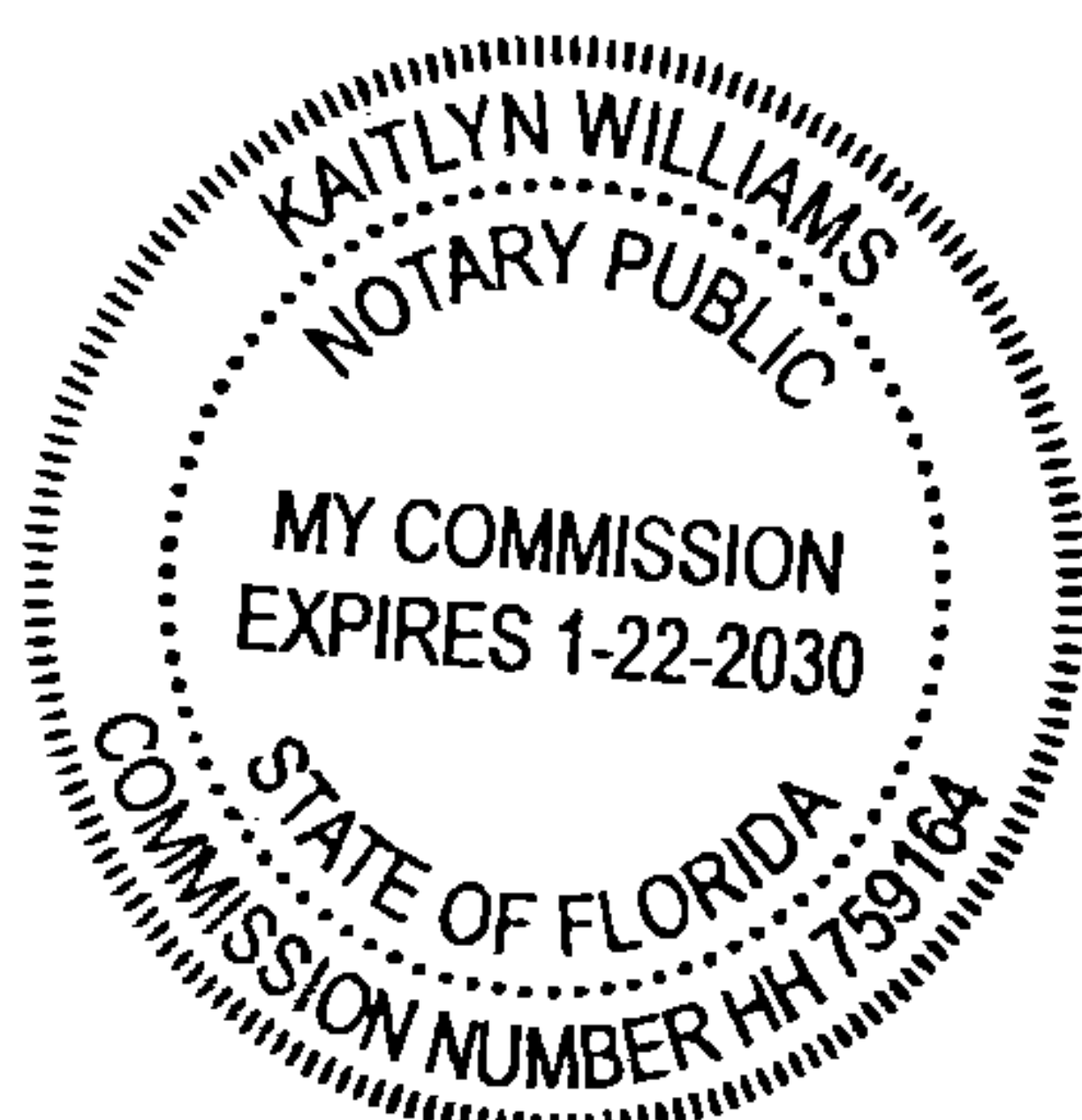
Patricia Ann Messerlian
(f/k/a Patricia Ann Bayuk)

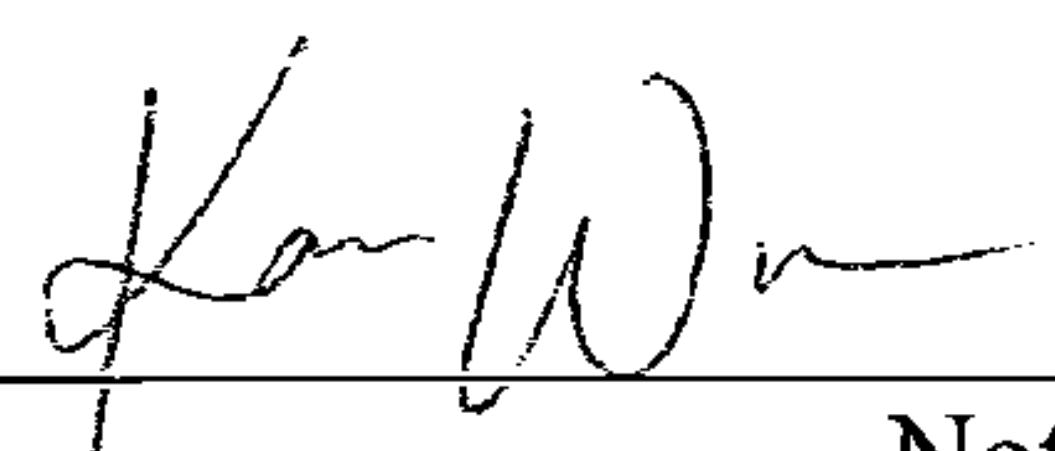


Leanna Griffith
13801-D Tamiami Trail
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of physical presence or online notarization, the foregoing instrument was acknowledged this 14th day of April 2026, by **Patricia Ann Messerlian**, who has produced Florida Driver's License as identification.





Notary Public