

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049273 2 PG(S)**

4/14/2026 4:33 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480368

**Doc Stamp-Deed: \$3,080.00**

Prepared by and return to:

Sarah Dany

Title Match LLC

6320 Venture Drive

#205

Lakewood Ranch, FL 34202

File No 2026-319

Parcel Identification No 0461050028

[Space Above This Line For Recording Data]

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **13th day of April, 2026** between **William R. Matley and Sherry L. Matley, husband and wife**, whose post office address is 1630 Birchcrest Boulevard, Port Charlotte, FL 33952, of the County of Charlotte, Florida, Grantor, to **Allan Mayer, a single man**, whose post office address is 4806 Jacaranda Heights Drive, Venice, FL 34293, of the County of Sarasota, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 16, Jacaranda Heights, according to the map or plat thereof, as recorded in Plat Book 38, Page(s) 14, of the Public Records of Sarasota County, Florida.

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William R Matley  
William R. Matley

Sherry L Matley  
Sherry L. Matley

3426 Shady Brook Ln.  
Sarasota, FL 34243  
WITNESS 1 ADDRESS

6370 Venture Dr. Ste 205  
Lakewood Ranch, FL 34202  
WITNESS 2 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: Sarah Dany  
[Signature]  
WITNESS  
PRINT NAME: Rachel Woodruff

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of April, 2026, by William R Matley and Sherry L Matley, () who is/are personally known to me or () who has/have produced DRIVERS LICENSE as identification.

[Signature]  
Signature of Notary Public  
Sarah Dany  
Print, Type/Stamp Name of Notary

