

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051082 2 PG(S)**

Prepared By and Return To:
LandSel Title Agency, Inc.
3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914

**4/17/2026 2:19 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482059**

Order No.: SF-15975

Doc Stamp-Deed: \$77.00

Property Appraiser's Parcel I.D. (folio) Number:
0986022109

WARRANTY DEED

THIS WARRANTY DEED dated this the 17th day of April, 2026, by ELAINE T. SALMON, a widower, whose post office address is 7523 ASHBROOKE PINE LOOP, Odessa, FL 33556 (the "Grantor"), to GABRIELA STRIZ, a married woman, whose post office address is 1532 FREEDOM LANE, North Port, FL 34286 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 9, Block 221, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

Said property is VACANT LAND and is not now, nor has ever been the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject to easements, restrictions, 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 accruing subsequent to: 12/31/2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Zona Scola
Printed Name of First Witness

[Signature]
ELAINE T. SALMON

Grantor Address:
7523 ASHBROOKE PINE LOOP
Odessa, FL 33556

9400 Helena St Ne St Pleno, Fl 33203
Address of First Witness

[Signature]
Witness Signature

BETH YOUNG
Printed Name of Second Witness

7573 Bightwater Place Orlida, Florida
Address of Second Witness 32792

STATE OF FLORIDA
COUNTY OF Allye

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 15 day of April, 2026, by ELAINE T. SALMON, who is personally known to me or who has produced drivers license (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Zona Scola

Commission # HH 290763

My Commission Expires: July 21 2026

