

4/21/2026 3:45 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3483666

Doc Stamp-Deed: \$2,324.00

Incident to the issuance of title insurance.

Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00171

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated April 21, 2026 by **Craig D. Bitler, A Single Man**, hereinafter called the Grantor, to **Jeremy Granick, A Single Man**, who has a mailing address of 863 Kimball Rd, Venice, FL 34293 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lots 8317 and 8318, SOUTH VENICE, UNIT NO. 30, according to the map or plat thereof, as recorded in Plat Book 6, Page 83, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0452020028

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

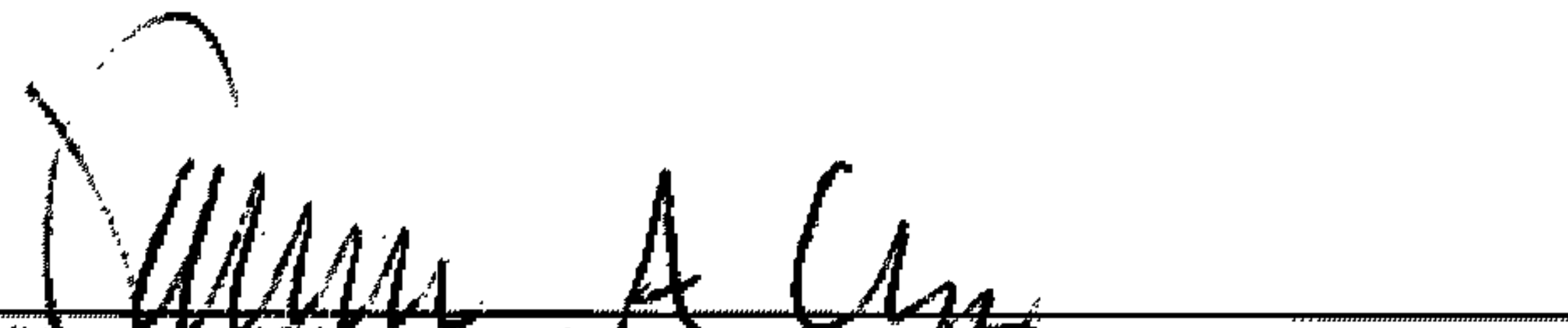
(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.



Craig D. Bitler
After Closing Address:

3569 Elyton Ct
North Port, FL 34287



Witness: (Signature)

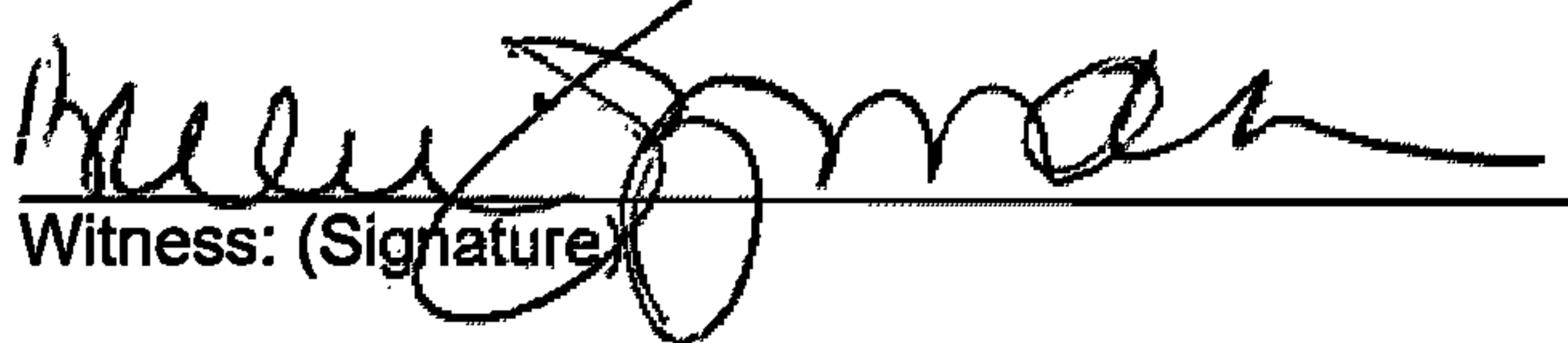


Printed Name

240 S PINEAPPLE AVENUE

SUITE 704
Address SARASOTA, FL 34236

City, State, Zip



Witness: (Signature)

Billie J. Zimmerman

Printed Name

240 S. Pineapple Avenue, Suite 704

Address

Sarasota, FL 34236

City, State, Zip

STATE OF: FLORIDA

COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on April 21, 2026 by means of (X) physical presence or

() online notarization by: **Craig D. Bitler**

who is () personally known to me; or (X) produced a Drivers License as identification.


Notary Public (signature)



BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026
Billie J. Zimmerman

Print Name:

My Commission Expires:

