

4/22/2026 10:23 AM

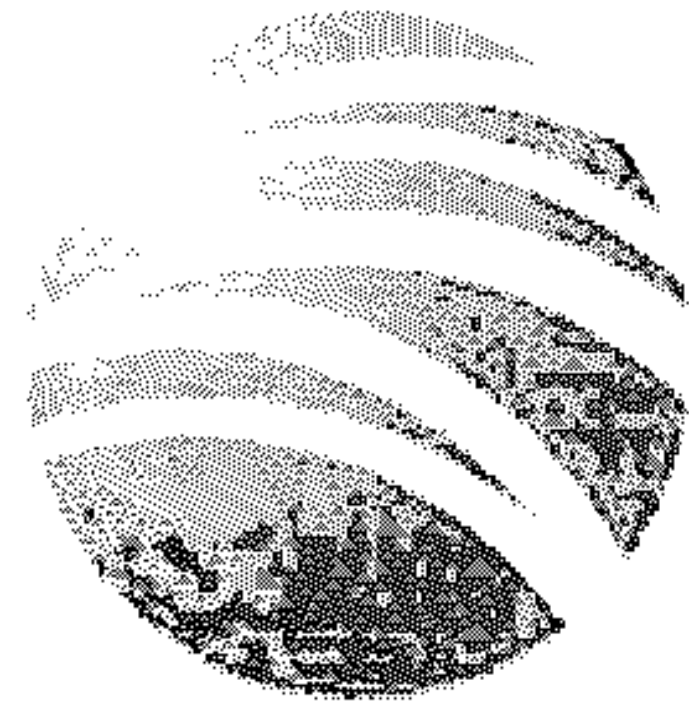
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483854



**SUNBELT**  
TITLE AGENCY

Doc Stamp-Deed: \$4,046.00

Prepared by and Return to:

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-01563

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### This Warranty Deed

Made this 21 day of April, 2026 by **Agatha Diane Daher, An Unremarried Widow as surviving spouse of John J. Daher**, hereinafter called the Grantor, to **Thuy Lambert, A Single Person**, whose post office address is: **244 Maraviya Blvd, Nokomis, FL 34275**, 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 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 Sarasota County, Florida, viz:

**Lot 138, TOSCANA ISLES UNIT 1, according to the plat thereof recorded in Plat Book 49, Page 32, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0375081380**

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Kevin Stanley PA  
Witness: (Signature)

Agatha Diane Daher  
Agatha Diane Daher  
501 10th Ave West  
Kirkland, WA 98033

Printed Name Kevin Stanley PA

400 Barcelona Ave  
Address

Venice FL 34285  
City, State, Zip

[Signature]  
Witness: (Signature)

Printed Name Stephanie Flint

304 W. Venice Ave #302  
Address

Venice FL 34285  
City, State, Zip

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of April, 2026, by Agatha Diane Daher,, who:  is personally known to me or  produced photo ID as identification.

[Signature]  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:

