

4/22/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484144

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-156

Doc Stamp-Deed: \$2,590.00

General Warranty Deed

This Indenture, made this April 22, 2026 A.D. By **Joseph J. Sustack and Judith C Sustack, husband and wife**, whose post office address is: 1640 Palmetto Palm Way, North Port, Florida 34288, hereinafter called the grantor, to **Vanda Beatty, an unremarried widow**, whose post office address is: 107 West 700 North, Whiteland, Indiana 46184, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 26, Block E, BOBCAT TRAIL, according to the Plat thereof, as recorded in Plat Book 39, Pages 21, 21A through 21N, inclusive, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **1140160526**

Subject to reservations, restrictions, and easements of record.

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 December 31, 2025.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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:

[Signature]
Witness Signature
Print Witness Name: Cristina Doolittle

Print Witness Address: 4850 TAMiami TRL
City and zip code: NORTH FORT, FL 34608

[Signature]
Witness Signature
Print Witness Name: Debi Stout

Print Witness Address: 4850 TAMiami TRL
City and zip code: NORTH FORT, FL 34608

[Signature]
Joseph J. Sustack

[Signature]
Judith C Sustack

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Joseph J. Sustack and Judith C Sustack, husband and wife, who is/are personally known to me or who has produced FL IDs as identification.



[Signature]
Notary Public
Print Name: _____

My Commission Expires: _____