

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053522 2 PG(S)**

4/22/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484167

Consideration: \$320,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48346-001

Doc Stamp-Deed: \$2,240.00

Property Appraiser's Parcel ID No.: 0259050023

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of April, 2026, by and between **DAVID MESSER AND ASHLEY A. MESSER, HUSBAND AND WIFE**, whose address is **17947 Wheat Stack Court, Parrish, FL 34219** (hereinafter "GRANTOR"), and **JACQUELINE JAYNES, A SINGLE WOMAN**, whose address is **620 45th Street, Sarasota, FL 34234** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 965, LAKE SARASOTA, UNIT 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Jennifer Owens
Printed Name Jennifer Owens
P.O. Address 2219 18th Ave W.
Bradenton, FL 34205

David Messer
Ashley A. Messer

(2) Cameron Allen
Printed Name Cameron Allen
P.O. Address 8433 Enterprise Cir, ste 200
Lakewood Ranch, FL 34202

STATE OF FLORIDA ^{C.A.}
COUNTY OF SARASOTA ^{Manatee}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by David Messer and Ashley A. Messer, husband and wife, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

