

4/23/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484980

Doc Stamp-Deed: \$10,465.70

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-2756
Parcel ID Number: 0280-01-0140

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of April, 2026** between **Paul Murphy and Julie F. Murphy, husband and wife**, whose post office address is **573 Cutter Lane, Longboat Key, FL 34228**, of the County of , State of Florida, Grantor, to **Christopher Naylor and Kimberly Naylor, husband and wife**, whose post office address is **7284 Great Egret Boulevard, Sarasota, FL 34241**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 14, Gator Creek Estates Unit 1, according to the plat thereof, as recorded in Plat Book 23, Page(s) 2, 2A through 2C, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Julie F. Murphy
Julie F. Murphy

Paul Murphy
Paul Murphy

WITNESS 1 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

WITNESS 2 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 17 day of April, 2026, by Julie F. Murphy and Paul Murphy, () who is/are personally known to me or () who has/have produced Driver's License as identification.

Jamie L. Murphy
Signature of Notary Public
Jamie Murphy

Print, Type/Stamp Name of Notary

(NOTARY SEAL)

