

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X023
Parcel ID No. 0101050084
Incidental to the issuance of title insurance

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485486

Doc Stamp-Deed: \$4,130.00

General Warranty Deed

This Warranty Deed dated this 23 day of April, 2026 by **Debra Phillips, a single woman**, whose address is: 64 Newton St., Barrie, ON L4M 3N5 CANADA, , hereinafter called the Grantor; to **Thomas J. McElheny and Diana D. McElheny, husband and wife**, whose post office address is: 7337 Point of Rocks Rd., Sarasota, Florida 34242-2640, 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 Grantor, for the sum of \$590,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 18, Block E, COLONIAL TERRACE, according to the plat thereof, as recorded in Plat Book 6, Page 39, of the Public Records of Sarasota County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

