

5/4/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489424

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

File Number: 26-165

Doc Stamp-Deed: \$2,135.00

**General Warranty Deed**

**This Indenture**, made this May 4, 2026 A.D. By **Judson H. Vann, Jr. and Cynthia Vann, husband and wife**, whose post office address is: 10 Fishermans Creek, Baldwinsville, New York 13027, hereinafter called the grantor, to **Janet Roschel, a single woman**, whose post office address is: 1658 Scarlett Avenue, North Port, Florida 34289, 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 3, BLOCK 13, THIRD REPLAT OF LAKESIDE PLANTATION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 23, 23A AND 23B, 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: 1114031303

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:

Judson Vann  
Witness Signature  
Print Witness Name: Judson Vann

Judson H. Vann, Jr.  
Judson H. Vann, Jr.

Print Witness Address: 10 Fishermans Creek  
City and zip code: Baldwinsville, NY 13027

Cynthia Vann  
Witness Signature  
Print Witness Name: Cynthia Vann

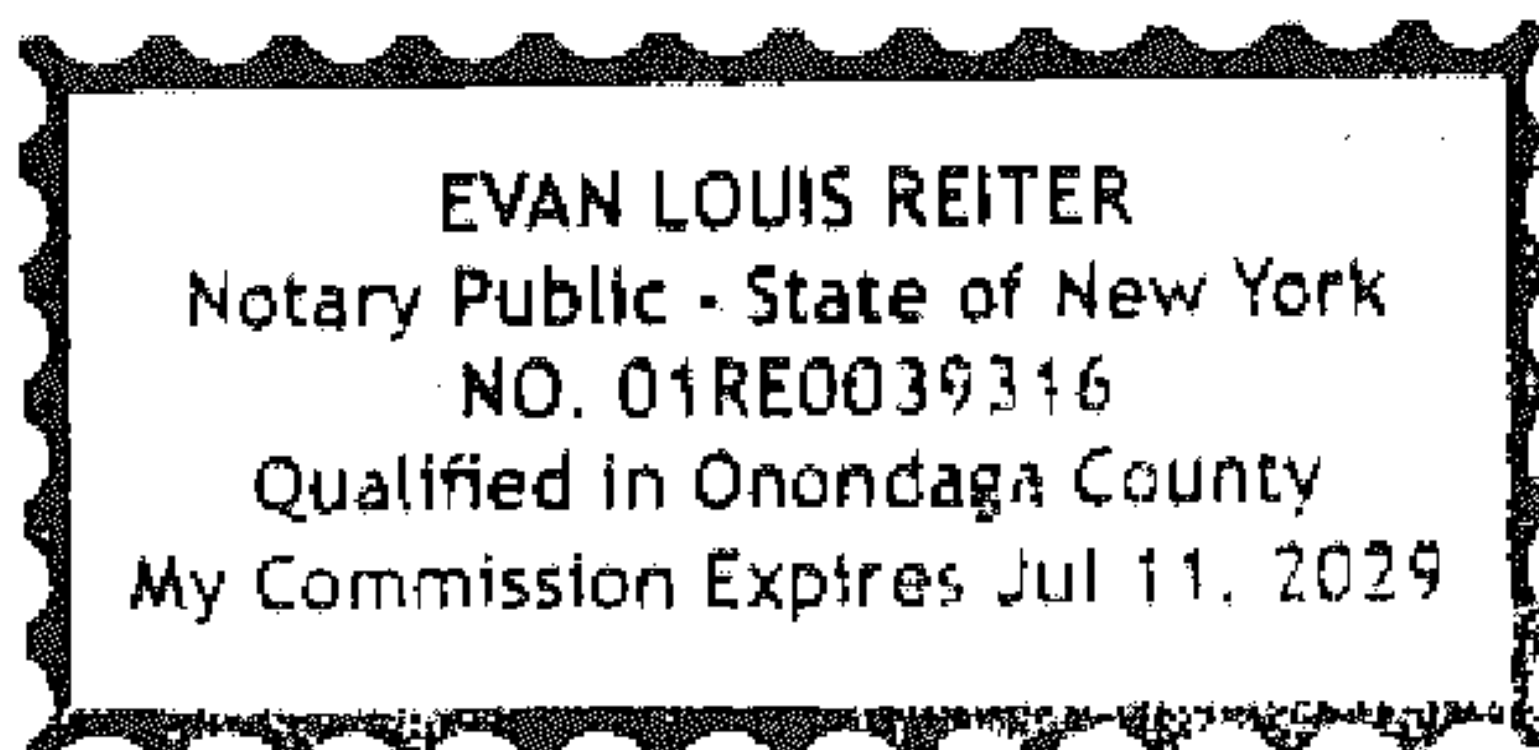
Cynthia Vann  
Cynthia Vann

Print Witness Address: 10 Fishermans Creek  
City and zip code: Baldwinsville, NY 13027

STATE OF NY  
COUNTY OF Onondaga

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of May, 2026, by Judson H. Vann, Jr. and Cynthia Vann, husband and wife, who is/are personally known to me or who has produced W/S License as identification.

[SEAL]



Evan  
Notary Public  
Print Name: Evan

My Commission Expires: 7/11/2029