

5/4/2026 4:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489546

This Instrument Prepared By:
Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
10680 83rd Place
Live Oak, FL 32060

After Recording Return To:
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

Doc Stamp-Deed: \$2,544.50

WARRANTY DEED

This Warranty Deed made the 1st day of May, 2026 by Cameron Michael Strickler, an unmarried man, whose address is 6366 Vine Orchard Circle; Apartment 309, Orlando FL 32821, hereinafter called the grantor, to David George Smith, Single whose address is 6352 Silver Star Drive; Sarasota FL 34240, hereinafter called the grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:
Parcel Identification Number: 0192110115

SEE EXHIBIT "A" ATTACHED AND MADE A PART HERETO

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, 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.

[Signature Page to follow]

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:





Witness 1

Cameron Michael Strickler

Printed Name: Esteban Canedo
Address: 211 Shady Oak Loop Danport, FL 33896



Witness 2

Printed Name: BENJAMIN E. KRAWSON
Address: 4269 S. ATLANTA AVE. PONTOCHARTRON FL 32127

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of March, 2026 by Cameron Michael Strickler, known to me personally and/or who produced a DL driver's license identification.

(seal)



NOTARY PUBLIC


 Calvin Holmes
Comm.: HH 708127
Expires: Sept. 29, 2029
Notary Public - State of Florida

EXHIBIT A

Lot 115, AVANTI AT WATERSIDE, according to the Plat thereof, as recorded in Plat Book 56, Page 400, Public Records of Sarasota County, Florida.