

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-252-SXC
Sales Price: Price: \$800,000.00

5/7/2026 12:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491116

Doc Stamp-Deed: \$5,600.00

General Warranty Deed

Made this 6th day of May, 2026 By **Leslie A. Fowler, an unmarried man**, whose address is: 1644 Skyline Heights Cir, Minneola, FL 34715, hereinafter called the grantor, to **Lucas Robert Grant, an unmarried man**, whose post office address is: 4966 Andrew Avenue, Sarasota, FL 34233, 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 225, Barton Farms, Unit 4A, according to the map or plat thereof, as recorded in Plat Book 44, Pages 42, 42A through 42F, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0243010008**

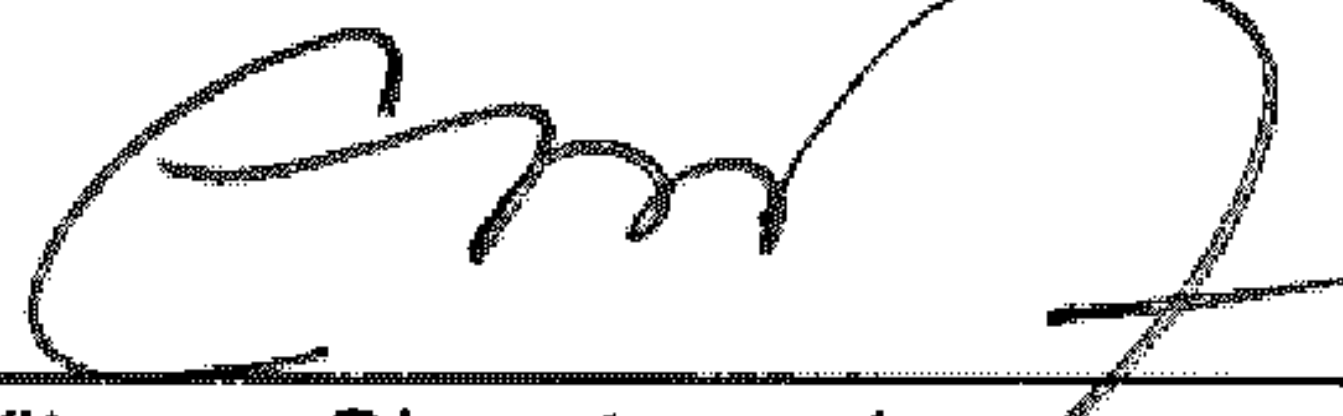
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)




Witness Signature above:



Leslie A. Fowler
1644 Skyline Heights Cir, Minneola, FL 34715

Witness print name below: Chelsea M. Nevius

Witness Address:
14518 Pine Cone Trail
Clermont, FL 34711



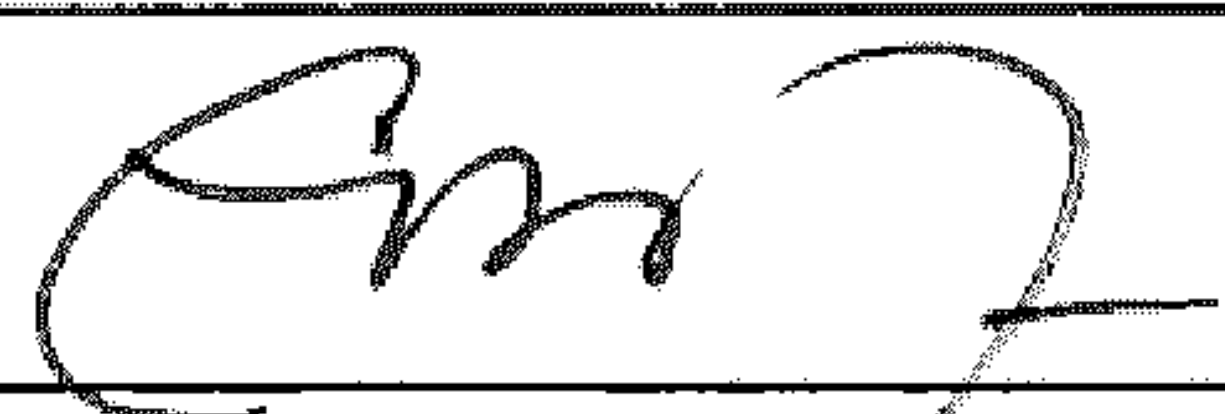
Witness Signature above:

Witness print name below:
SEAN GALLAGHER

Witness Address:
1778 Imperial Palm Dr
Apopka, FL 32712

STATE OF FLORIDA
COUNTY OF _____ Lake _____

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



Signature of Notary Public

Chelsea M. Nevius

Print, Type/Stamp Name of Notary

