

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0186

Property address:
1046 Greystone Ln, Sarasota, Florida 34232

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062152 2 PG(S)

5/7/2026 4:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491531

Doc Stamp-Deed: \$3,640.00

General Warranty Deed

Made this May 7, 2026 A.D. By **Ryan Yutzy and Diana Yutzy**, Husband and Wife, whose post office address is: 11586 Dolway Ave SW, Beach City, Ohio 44608, hereinafter called the Grantor, to; **Patrick Anderson**, unmarried, whose post office address is: 1046 Greystone Ln, Sarasota, Florida 34232, 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 \$520,000.00 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 18, GREYSTONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 21, 21A THROUGH 21D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0038140024**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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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 signature:
X Paula J Chapman

X Ryan Yutzy
Ryan Yutzy

Witness 1 Printed Name and Address:
Paula J Chapman
6311 Atrium Dr Suite 206, Lakewood Ranch Fl 34202

Witness 2 signature:
X Katie Coyne

X Diana Yutzy
Diana Yutzy

Witness 2 Printed Name and Address:
Katie Coyne
6311 Atrium Dr Suite 206, Lakewood Ranch Fl 34202

State of FLORIDA County of MANATEE

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 30th day of April, 2026, by Ryan Yutzy and Diana Yutzy, who is/are personally known to me or who has produced OH DL. as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

x Paula J Chapman

Notary Public
Print Name: Paula J Chapman
My Commission Expires: 08/25/2026
Seal: