

5/11/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492424

Doc Stamp-Deed: \$3,465.00

Prepared by and Return to:
Laura Bowers
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-447-LXB
Sales Price: Price: \$495,000.00

General Warranty Deed

Made this 11th day of May, 2026 By **Jessica Lynn Dalziel and Michael-John O'Sullivan, wife and husband**, whose address is: 2612 Botany Ave, Sarasota, FL 34239, hereinafter called the grantor, to **Suzanne McGeorge and Barry McGeorge, wife and husband, as tenants by the entirety**, whose post office address is: 2612 Botany Ave, Sarasota, FL 34239, 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 16, Block 3, SOUTH GATE MANOR, UNIT NO. 1 REPLAT, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 22, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0058100038**

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)

Tonea Gray
Witness Signature above:

Jessica Lynn Dalziel
Jessica Lynn Dalziel
2612 Botany Ave, Sarasota, FL 34239

Witness print name below:
Tonea Gray

Witness Address:
1205 Melville St. Petersburg, VA 23803

Michael John O'Sullivan
Michael-John O'Sullivan
2612 Botany Avenue, Sarasota, FL 34239

Michael A Nunez
Witness Signature above:

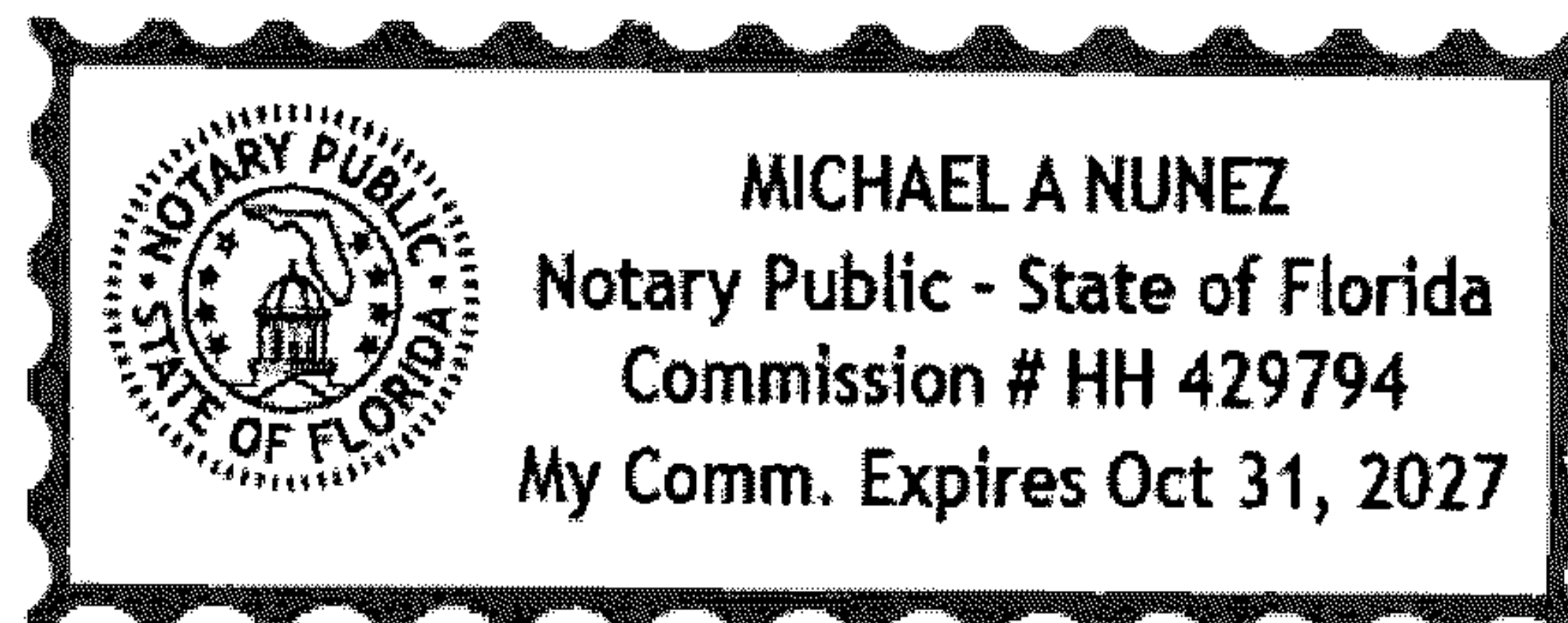
Witness print name below:
Michael A. Nunez

Witness Address:
3601 SW 75 AVE, Miami, FL 33155

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 8 day of May, 2026, by Jessica Lynn Dalziel, Michael-John O'Sullivan () who is/are personally known to me or () who has/have produced Florida DL & U.S. Passport as identification.

Michael A Nunez
Signature of Notary Public
Michael A. Nunez
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.