

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064951 3 PG(S)

5/13/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260244

SIMPLIFILE

Receipt # 3493946

Doc Stamp-Deed: \$280.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 13 day of May 2026, between **Donald P. Macintyre, Individually and as, Successor Trustee of the Marilyn Duquette Trust dated November 20, 2024** whose post office address is **4308 Whispering Oaks Drive, North Port, Florida 34287**, grantor, and **Douglas M. Welch, a single person** whose post office address is **6788 River Road, Mount Morris, New York 14510**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 135, Block 1, HOLIDAY PARK, UNIT 1, a subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Pages 27, 27A through 27G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1000030135

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

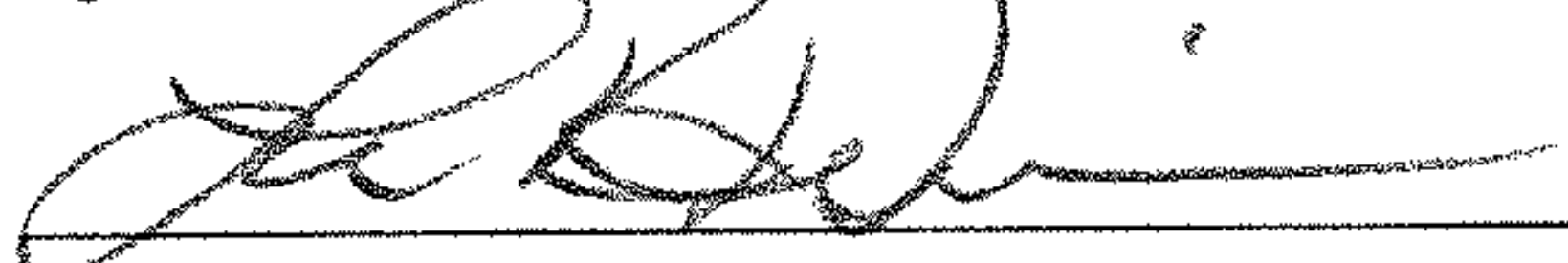
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

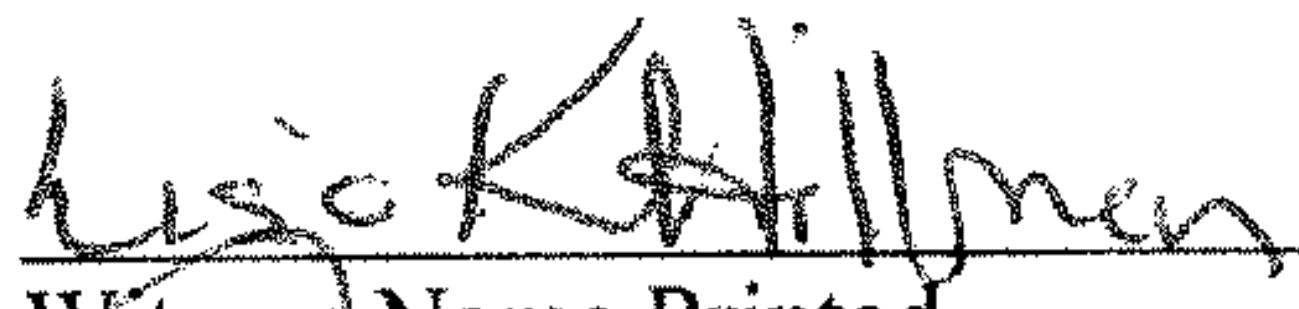
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

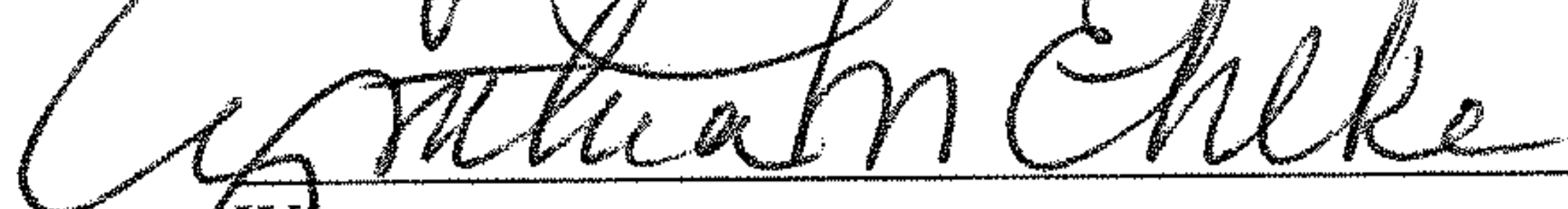
Signed, sealed and delivered in our presence:




Witness




Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287



Witness



Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

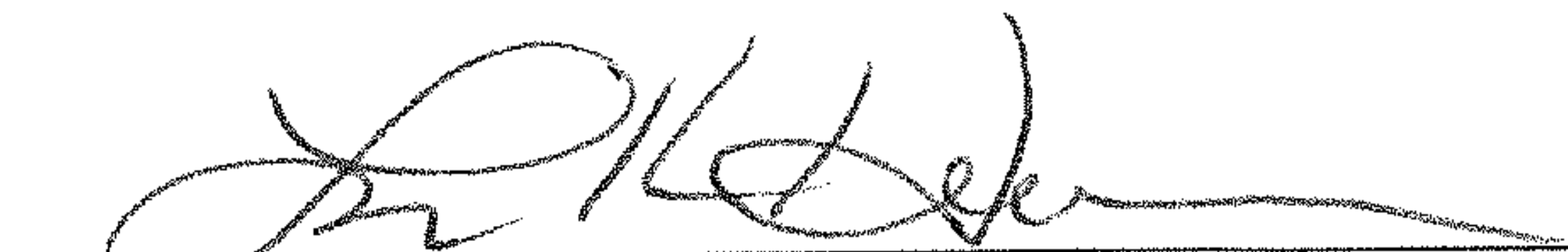


Donald P. Macintyre, Individually and as
Successor Trustee of the Marilyn Duquette Trust

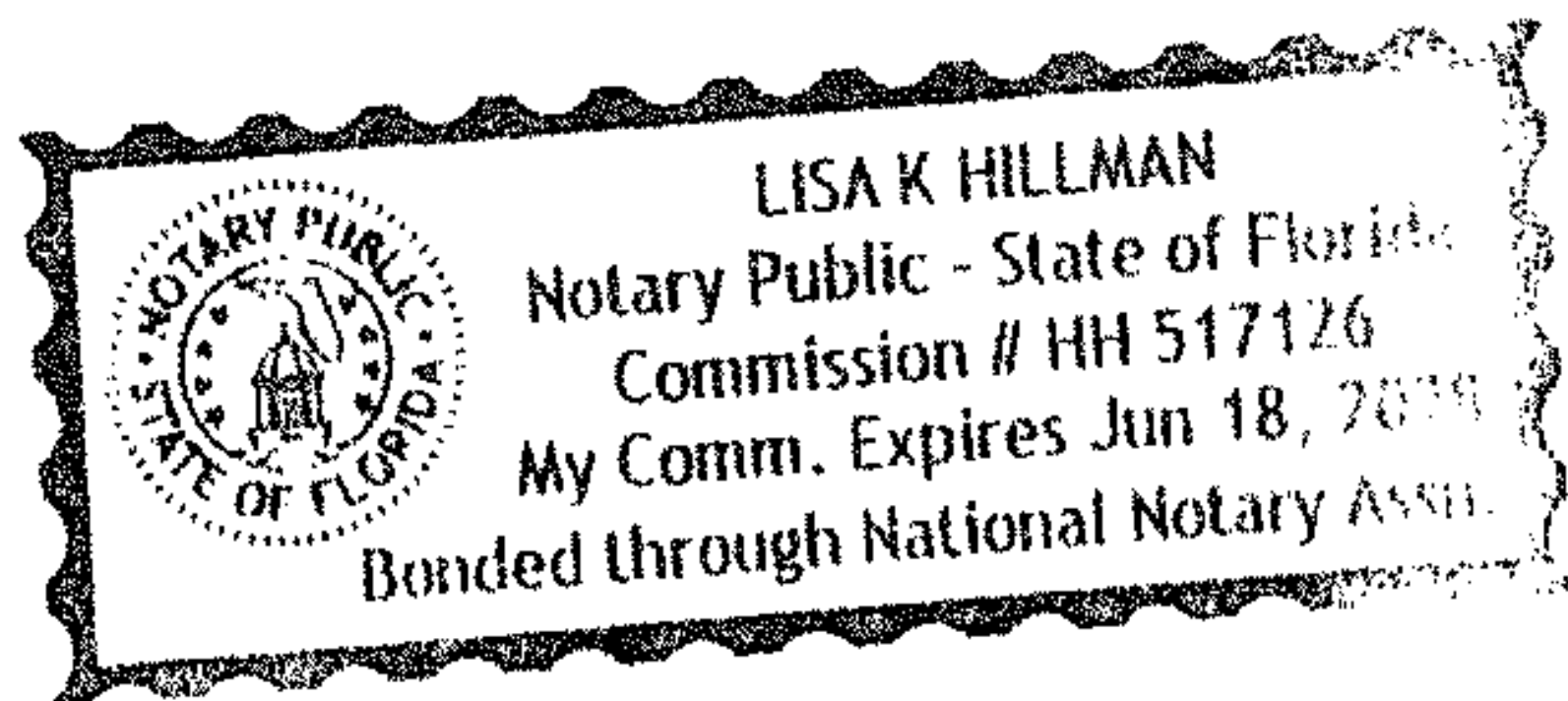
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 of May, 2026 by Donald P. Macintyre, Successor Trustee of the Marilyn Duquette Trust, who is personally known or has produced a driver's license as identification.

(Notary Seal)



Notary Public
Printed Name: _____
My Commission Expires: _____



Document Prepared By:

Erika Lyvytska
Holiday Park Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Holiday Park, Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Approval of Sale/Transfer

This is to certify that the Board of Trustees of Holiday Park Park and Recreation District, has approved the sale/transfer of Lot # 135, Holiday Park, Unit One, according to the Plat thereof recorded in Plat Book 19, Pages 27, 27A - 27G, of the Public Records of Sarasota County, Florida:

Address Known as: 5580 Holiday Park Blvd, North Port, FL 34287

Seller: Marilyn Duquette

Buyer: Douglas Welch

Holiday Park Park and Recreation District
Date: 04/20/2026
By: *Erika Lyvytska*
Print: Erika Lyvytska
Title: Bookkeeper

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 20th day of April 2026, by Erika Lyvytska as Bookkeeper on behalf and with authority of the Board of Trustees of Holiday Park Park and Recreation District, a Special Park and Recreation District created by the Laws of Florida. She [X] is personally known to me or [] has produced _____ as identification.

Vicky Lawrence
Signature of Notary Public



VICKY LAWRENCE
Commission # HH 492096
Expires February 24, 2028

Vicky Lawrence
Print name of Notary Public, affix seal, and state
Notary's commission number and expiration date