

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065982 2 PG(S)

5/15/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494878

Doc Stamp-Deed: \$3,220.00

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331521-419592

Consideration: \$460,000.00

Doc Stamps: \$3,220.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 15th day of May, 2026, by Susan M. Graham, a single woman ("Grantor") to Fred Sassen, whose post office address is 1863 Rose Street, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 5, NORWOOD PARK, according to the map or plat thereof as recorded in Plat Book 9, Page 51, Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0056010055.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: _____

Witness#1 Print: _____

Witness #1 Address: _____

Ivan C Villaverces
240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign: _____

Witness#2 Print: _____

Witness #2 Address: _____

Katie Mellor
Katie Mellor
240 S Pineapple Ave
Sarasota FL 34236

Susan M. Graham

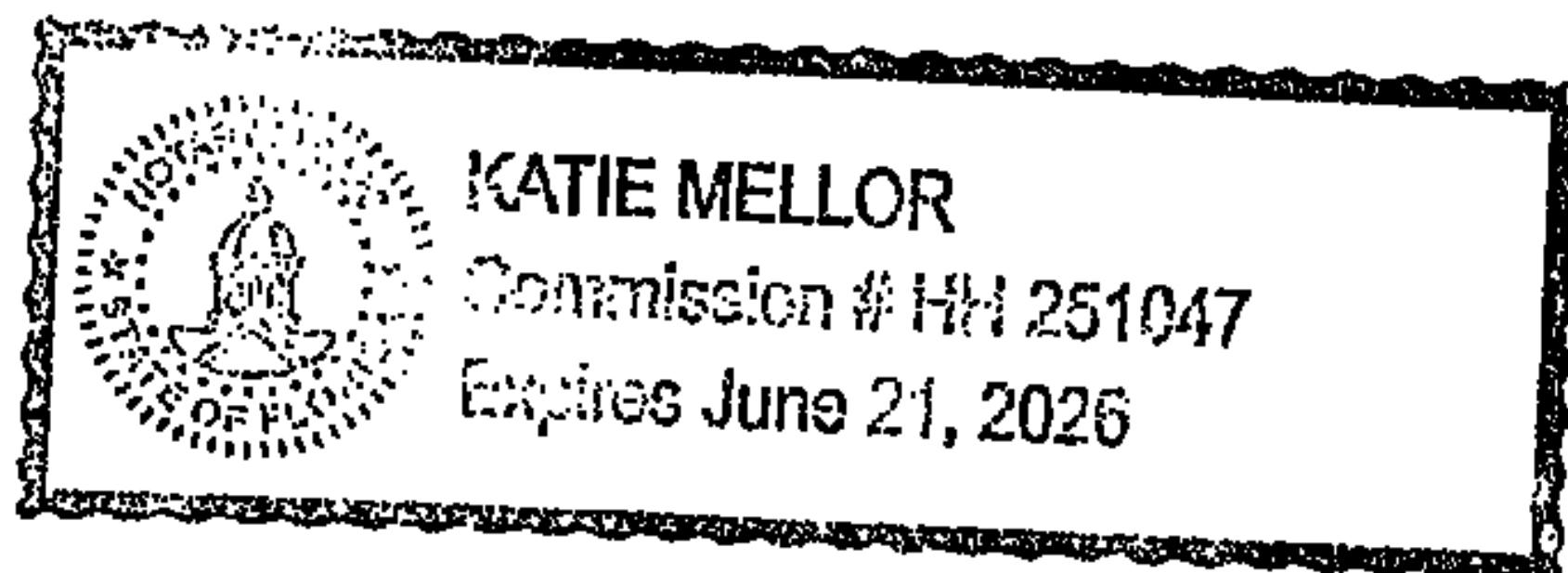
Susan M. Graham

Address: 2109 Craft Lane

Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of May, 2026, by Susan M. Graham.



Katie Mellor
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known (OR) Produced Identification ✓
Type of identification produced FLDL