

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-214

5/15/2026 3:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495021

General Warranty Deed

Doc Stamp-Deed: \$1,988.70

This Indenture, made this May 15, 2026 A.D. By **Diane Bakken, an unremarried widow**, whose post office address is: 47604 155th Avenue, Pelican Rapids, Minnesota 56572, hereinafter called the grantor, to **Mary Ann Raimondo, a single woman**, whose post office address is: 4704 Dabney Street, North Port, Florida 34288, 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 13, Block 2572, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Page 8, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **1141257213**

Subject to reservations, restrictions, and easements of record.

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

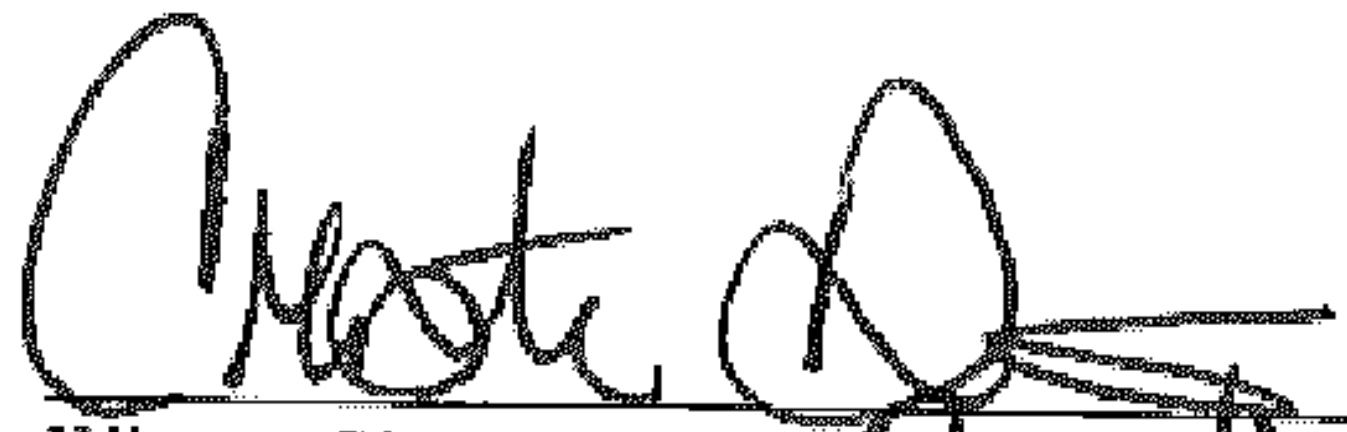
To Have and to Hold, the same in fee simple forever.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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 Signature
Print Witness Name: Cristina Doolittle

Print Witness Address: 14850 TAMiami TRAIL
City and zip code: NORTH FORT, FL 34887

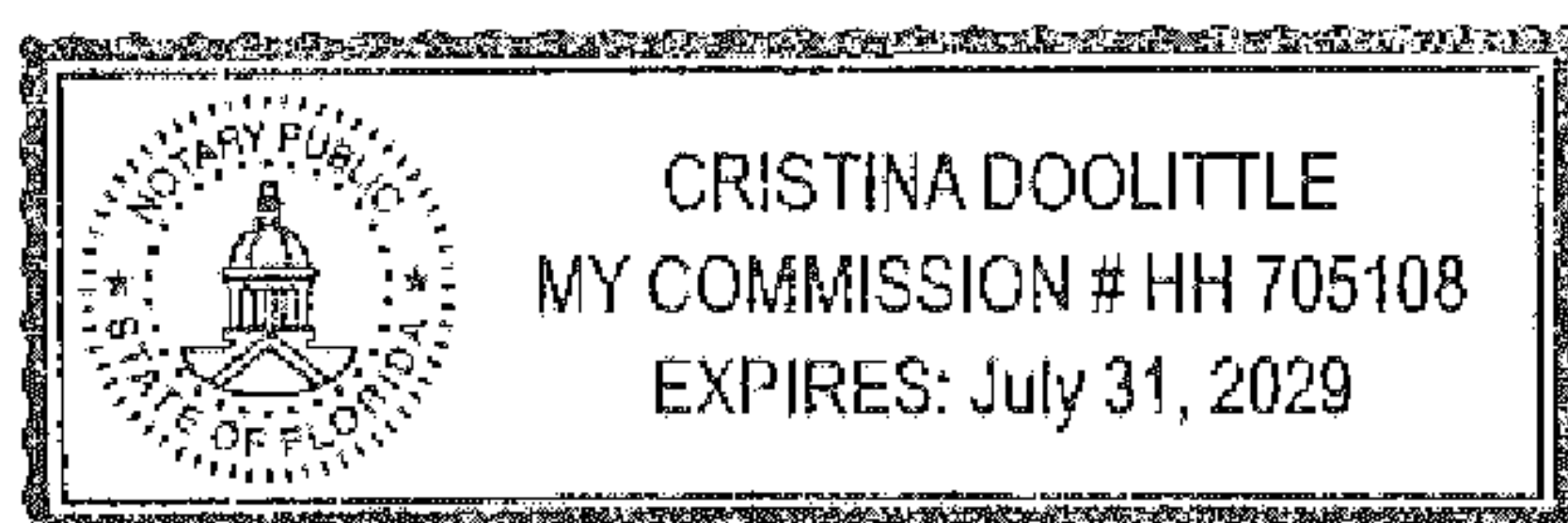

Witness Signature
Print Witness Name: Marion Franke

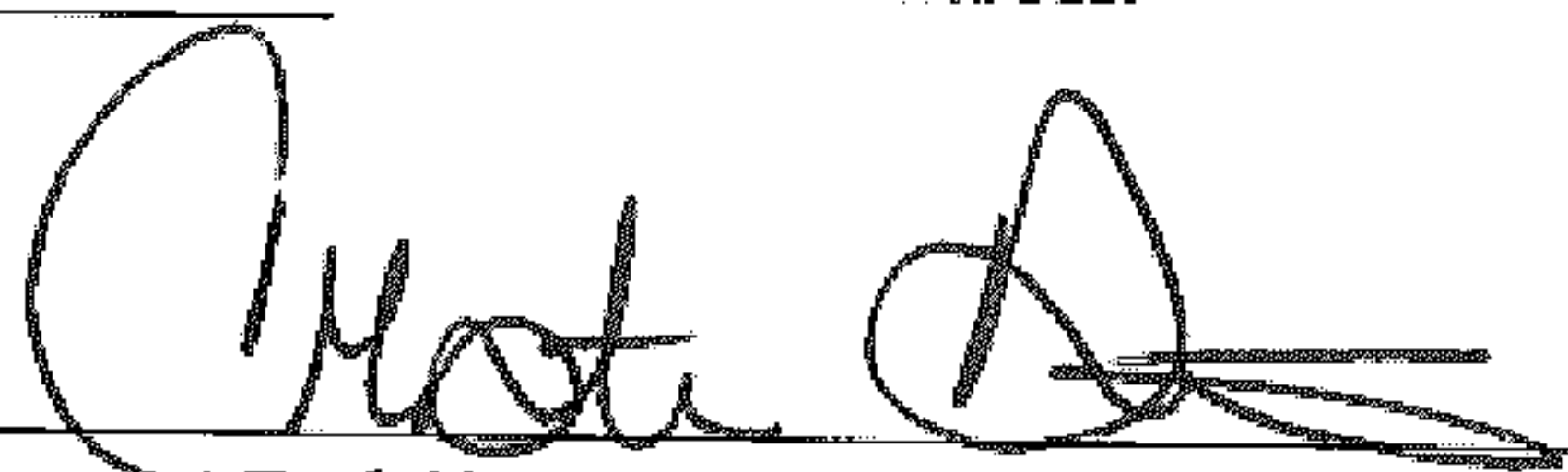
Print Witness Address: 14850 TAMiami TRAIL
City and zip code: NORTH FORT, FL 34887

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 2026, by Diane Bakken, an unmarried widow, who is/are personally known to me or who has produced MN DL as identification.

[SEAL]




Notary Public

Print Name: _____

My Commission Expires: _____