RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068416 2 PG(S)
5/20/2026 3:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496824

Doc Stamp-Deed: $2,380.00

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6113
Parcel ID Number: 0972-17-1901

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **20th day of May, 2026** between **Michael E. Cecil, a single man**, whose post office address is **7003 Chatum Light Run, Bradenton, FL 34212**, of the County of Manatee, State of Florida, Grantor, to **Clayton Tyler Johnston and Michele Diane Johnston, husband and wife, as tenants by the entirety**, whose post office address is **1998 Embassy Road, North Port, FL 34291,** of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 1, Block 1719, Thirty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 3, 3A through 3M, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Kyle Tenbusch
WITNESS 1 SIGNATURE
PRINT NAME: Kyle Tenbusch

WITNESS 1 ADDRESS:
2393 Chynn Ave
North Port, FL 34286

Liselotte
WITNESS 2 SIGNATURE
PRINT NAME: **Liselotte Irenheim**

WITNESS 2 ADDRESS:
6261 McKownRd
Sarasota FL 34240

Michael E. Cecil

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 20th day of May, 2026, by Michael E. Cecil, (__) who is/are personally known to me or (✓) who has/have produced Driver's License as identification.

Liselotte
Signature of Notary Public

Liselotte Irenheim
Print, Type/Stamp Name of Notary

LISELOTTE M IRENHEIM
Notary Public - State of Florida
Commission # HH 486331
My Comm. Expires Feb 21, 2028
Bonded through National Notary Assn.

(NOTARY SEAL)