

5/21/2026 12:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497190

Prepared By and Return To:

Marcey Wright, an employee of

Westminster Abstract Company d/b/a Westminster Title Agency, Inc.

24201 Walden Center Drive, Suite 208

Bonita Springs, FL 34134

Doc Stamp-Deed: \$2,485.00

SALES PRICE: \$355,000.00

PARCEL NO.: 0802030007

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is to be effective the 19th day of May, 2026, from **Toll Southeast LP Company, Inc., a Delaware Corporation** (herein Grantor), whose mailing address is 1140 Virginia Drive, Fort Washington, PA 19034 to **Shelly Sarbaugh, an unmarried woman** (herein Grantee), whose mailing address is 12657 Pinnacle Lane, Venice, FL 34293.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell unto the Grantee, and Grantee heirs and assigns forever, the following described land, to wit:

Lot 7 of SOLSTICE PHASE ONE, according to the Map or Plat thereof, as recorded in Plat Book 55, Pages 380 through 398, of the Public Records of Sarasota County, Florida.

Subject to: restrictions, agreements, conditions, easements, covenants and limitations of record, and taxes and assessments for the year 2026 and subsequent years.

TO HAVE AND TO HOLD the same, together with all hereditaments, easements, and appurtenances pertaining to or benefiting the same, unto Grantee, and their heirs, successors and assigns in fee simple forever.

Grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(THIS SPACE INTENTIONALLY LEFT BLANK)

Signed, sealed and delivered in the presence of:

Molleen F. McDonald

Witness: Molleen F. McDonald
24201 Walden Center Drive, Suite 101
Bonita Springs, FL 34134

Janelle Danielson

Witness: Janelle Danielson
24201 Walden Center Drive, Suite 101
Bonita Springs, FL 34134

Toll Southeast LP Company, Inc., a Delaware corporation

BY: Brandon Sinnery

Brandon Sinnery
Authorized Representative

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 19 day of May, 2026 by Brandon Sinnery as Authorized Representative of Toll Southeast LP Company, Inc., a Delaware corporation. Brandon Sinnery personally appeared before me and is personally known to me.

Marcey Wright
Marcey Wright Notary Public

