


Prepared by and return to:  
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RECORDED IN OFFICIAL RECORDS  
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May 26, 2026 01:44:36 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,975.00  


File No 2026-12  
Parcel Identification No 0060040116  
Consideration: \$425,000.00

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 22nd day of May, 2026 between Cynthia A. Von Saman f/k/a Cynthia A. Wiegand whose post office address is 8097 Tidal Pointe Way, Sarasota, FL 34240, of the County of Sarasota, State of Florida, Grantor, to Pamela K. Beitlich and Paul D. Beitlich, wife and husband, whose post office address is 1740 Little Pointe Circle, Sarasota, FL 34231, 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 86, Enclave at Forest Lakes, according to plat thereof as recorded in Plat Book 49, Page 39, 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.

The Subject Property is not the homestead property of the Grantor, nor is it the homestead of her spouse nor is the Subject Property contiguous to the homestead of the Grantor or her spouse.

**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:

*HEATHER E ROSS*

WITNESS **Heather E Ross**  
Print name:  
ADDRESS: 11864 Sky Acres Ter  
Bradenton FL 34211

*Suzanne L. Fugate*

WITNESS **Suzanne L. Fugate**  
Print name:  
ADDRESS: 14400 Covenant Way  
Lakewood Ranch, FL 34202

*Cynthia A. von Saman*  
Cynthia A. Von Saman

STATE OF FLORIDA  
COUNTY OF SARASOTA *Manatee*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of May, 2026, by Cynthia A. Von Saman f/k/a Cynthia A. Wiegand,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

*HEATHER E ROSS*

Signature of Notary Public  
**Heather E Ross**

Print, Type/Stamp Name of Notary



**HEATHER E. ROSS**  
Notary Public  
State of Florida  
Comm# HH763263  
Expires 5/30/2030