

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071775 2 PG(S)**

5/28/2026 12:58 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3499708

**Prepared By and Return To:**

Ashley Jones

Movement Title Services, LLC DBA Momentum Title

206 Harbor Drive S

Venice, FL 34285

**Doc Stamp-Deed: \$3,325.00**

Order No.: MT-26-044

Property Appraiser's Parcel I.D. (folio) Number:

0160090026

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 22nd day of May, 2026, by Gabrielle J Fischer, a single woman, whose post office address is 2303 SW 44th St, Cape Coral, FL 33914 (the "Grantor"), to Angela L Hickey, a married woman, as her sole property,, whose post office address is 216 Matisse Cir N, Nokomis, FL 34275 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

**LOT 5, BLOCK L, SORRENTO EAST, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 37 AND 37-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

April Agee  
Printed Name of First Witness

206 Harbor Drive S, Venice, FL 34285  
Address of First Witness

[Signature]  
Gabrielle J Fischer

**Grantor Address:**  
2303 SW 44th St  
Cape Coral, FL 33914

[Signature]  
Witness Signature

Ashley Jones  
Printed Name of Second Witness

206 Harbor Dr. Venice FL 34285  
Address of Second Witness

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 22 day of MAY, 2020 by Gabrielle J Fischer, who is personally known to me or who has produced      (type of identification) as identification.

[Signature]

Notary Public

Printed Name: \_\_\_\_\_

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

