

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072200 2 PG(S)**

5/28/2026 3:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500057

Doc Stamp-Deed: \$2,239.30

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3066
Parcel ID Number: 1123-24-7419

[Space Above This Line For Recording Data]

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

This indenture made the 28th day of May, 2026 between Michael J. Buchanan and Linda Buchanan, husband and wife, whose post office address is 905 Keyway Road, Englewood, FL 34223, of the County of Sarasota, State of Florida, Grantors, to Alexis Michelle Dietz, a single woman, whose post office address is 4822 Cromey Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantee:

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

Lot 19, Block 2474, 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 21, Page 1, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

C. Pennell
WITNESS 2 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

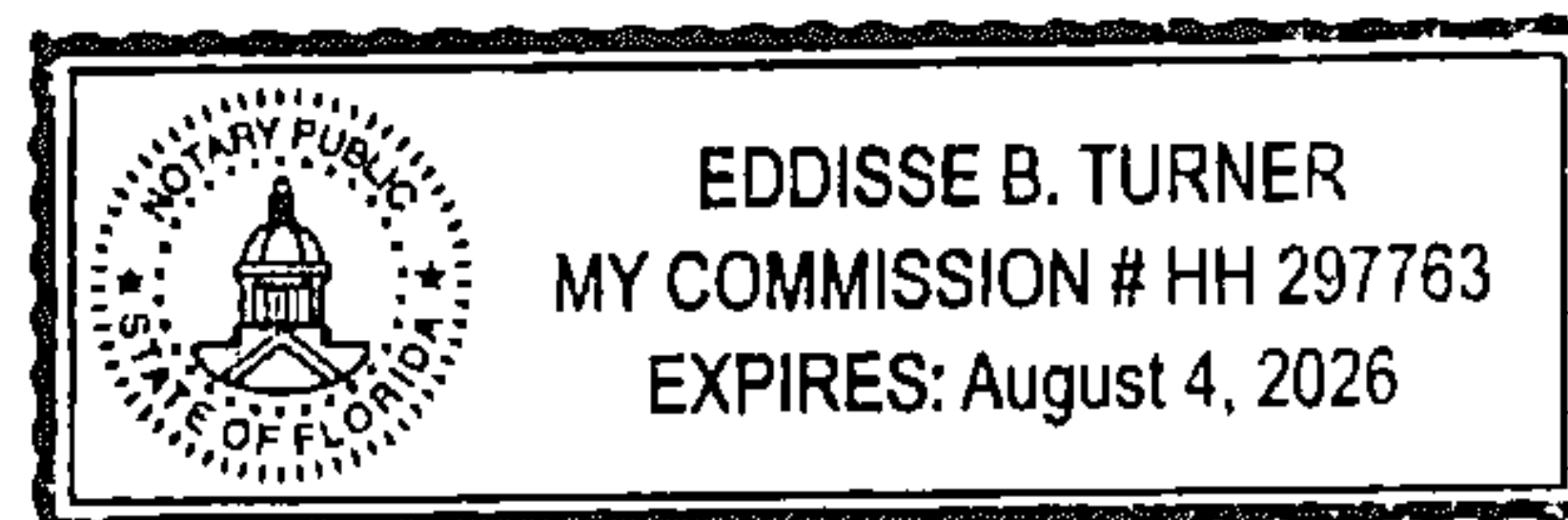
Michael J. Buchanan
Michael J. Buchanan

Linda Buchanan
Linda Buchanan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2026, by Michael J Buchanan and Linda Buchanan, who is/are personally known to me or who has/have produced FL Drivers License as identification.

Eddisse Turner
Signature of Notary Public
Eddisse Turner



Print, Type/Stamp Name of Notary

(NOTARY SEAL)