

5/29/2026 4:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500910

Doc Stamp-Deed: \$2,275.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-056.S

WARRANTY DEED

This Indenture, made on this ^{29th} day of May 2026 by Richard McElhenie and Gail McElhenie, husband and wife whose address is PO BOX 686, Murphy, North Carolina 28906, hereinafter called the grantors, to Jennifer Lynn Dooley whose address is 1222 Pinebrook Way, Venice, Florida 34285, hereinafter called the grantees:

(Whenever used herein the term "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 grantors, for and in consideration of the sum of **Three Hundred Twenty Five Thousand dollars & no cents, (\$325,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 2, Block 10, PINEBROOK SOUTH, UNIT III, according to the map or plat thereof, as recorded in Plat Book 23, Page 48, 48A through 48E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0404150030

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature Tara Reeves Richard McElhenie
Witness Printed Name Tara Reeves Richard McElhenie

Witness Address 67 Watauga Heights
Franklin NC 28734

Witness Signature Gail McElhenie Gail McElhenie
Witness Printed Name GAIL S. McELHENIE Gail McElhenie

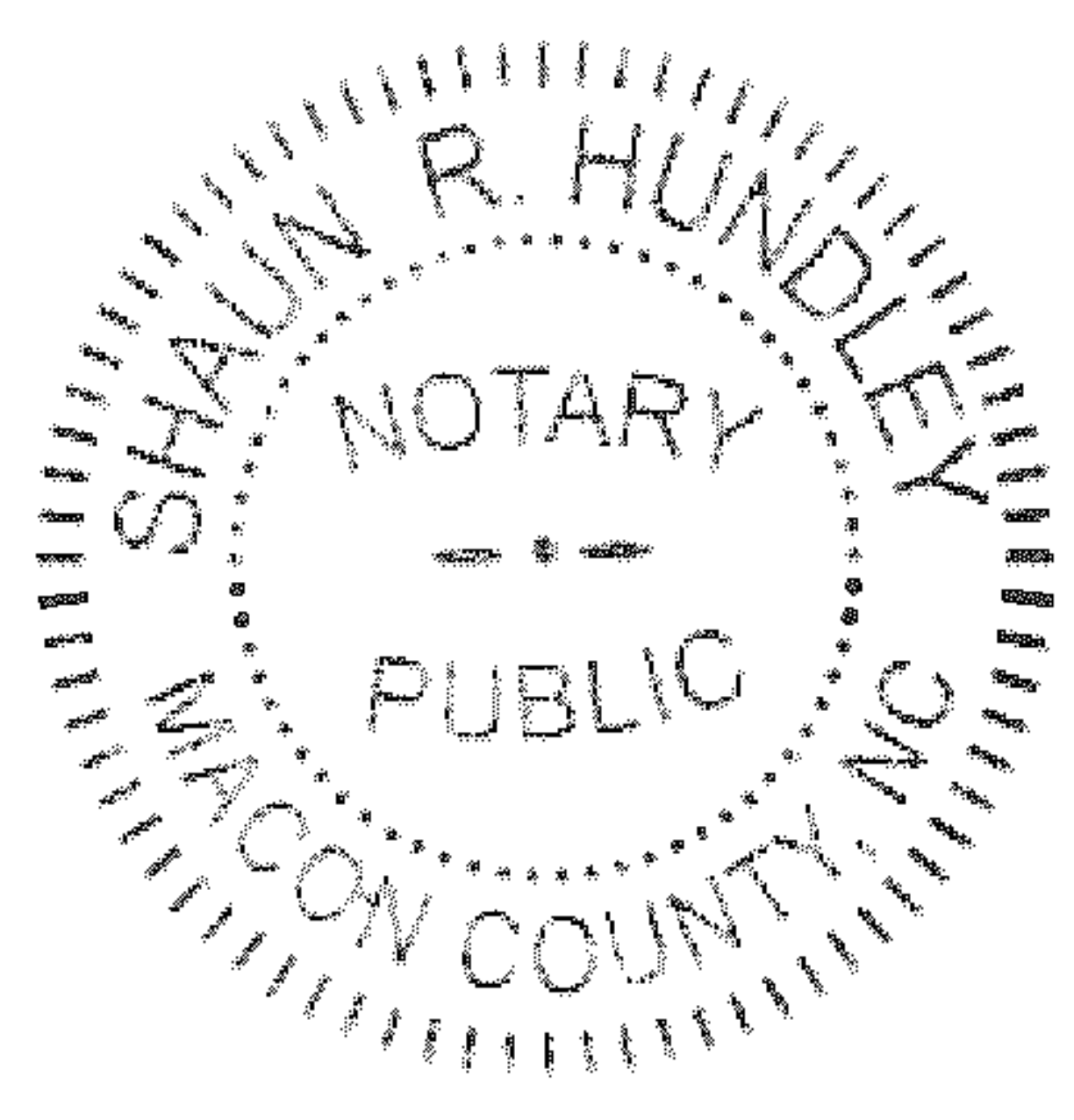
Witness Address 6190 SLEEPY HOLLOW
TITUSVILLE, FL 32780

STATE OF NC

COUNTY OF Macon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on May 28, 2026, by Richard McElhenie and Gail McElhenie, husband and wife, who are personally known to me or who have produced Drivers license as identification.

SEAL:



Shaun R. Hundley
Notary Public - Signature
Print Name: Shaun R. Hundley
My Commission Expires: 11/1/2030