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6/2/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502070

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: 26-058.S

Doc Stamp-Deed: \$4,899.30

WARRANTY DEED

This Indenture, made on this 2nd day of June 2026 by Joshua R. Dell and Megan L. Dell, husband and wife whose address is 9305 Torrent Trail, Sarasota, Florida 34241, hereinafter called the grantors, to Karri A. McRight and unmarried woman and Arthur L. Johnson, III, an unmarried man, as joint tenants with full rights of survivorship whose address is 6216 Donnington Ct, Sarasota, Florida 34238, 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 Six Hundred Ninety Nine Thousand Nine Hundred dollars & no cents, (\$699,900.00) 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 45, BLOCK C, THE HAMPTONS, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 11, 11A THROUGH 11G, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0098160021

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

[Signature]

[Signature]
Joshua R. Dell

Witness Printed Name

Deborah Ritchie

Witness Address

3400 S. Tamiami Trl.

Sarasota, FL 34239

Witness Signature

[Signature]

[Signature]
Megan L. Dell

Witness Printed Name

Cynthia A. Riddell

Witness Address

3400 S. Tamiami Trl.

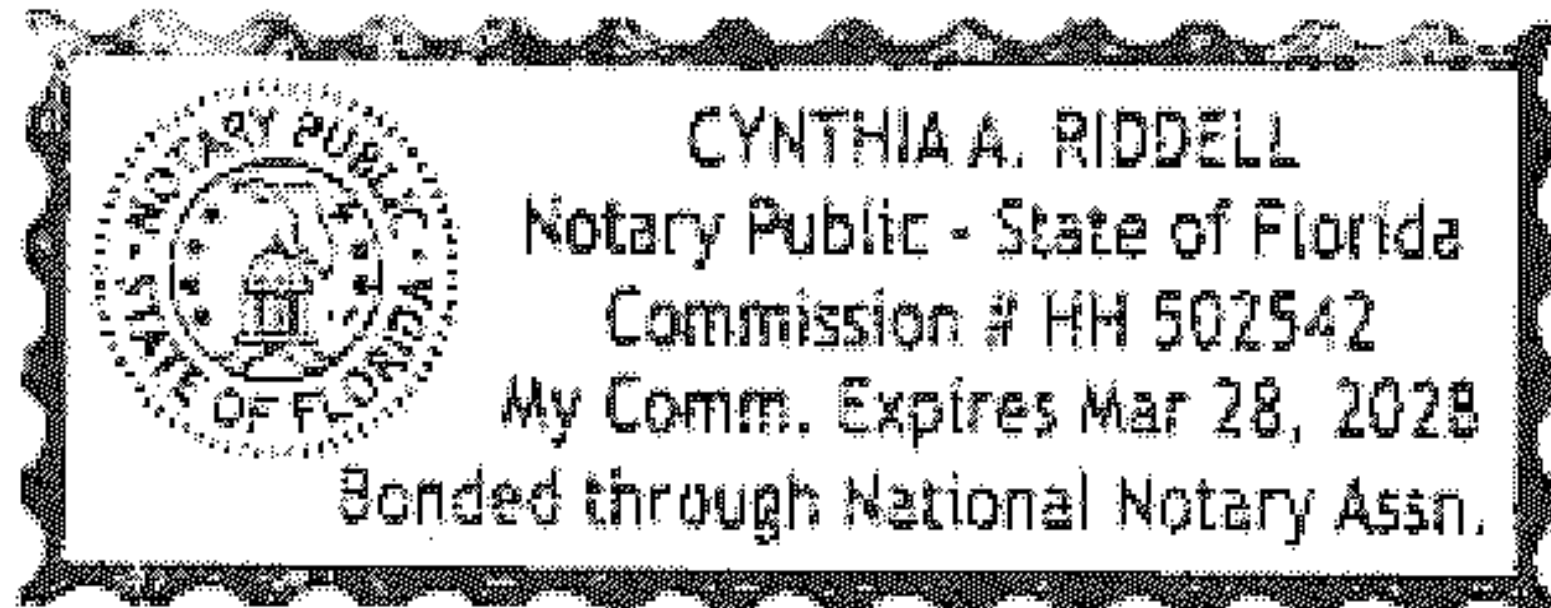
Sarasota, FL 34239

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on June 2nd, 2026, by Joshua R. Dell and Megan L. Dell, husband and wife, who are personally known to me or who have produced DLL as identification.

SEAL:



[Signature]
Notary Public - Signature
Print Name: Cynthia A. Riddell
My Commission Expires: _____