

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075648 2 PG(S)**

Consideration: \$ 520,000.00

6/3/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502866

Doc Stamp-Deed: \$3,640.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-86

Parcel Identification No 1112010450

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WARRANTY DEED

This indenture made the 2nd day of June, 2026 by and between MATTHEW DAVID DUDONIS AND DIANA LIBERTY DUDONIS, HUSBAND AND WIFE, whose post office address is 221 Delung Lane, Scarbro, WV 25917, (hereinafter "Grantor"), and **MICHAEL BRAMAN AND MICHELE BRAMAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 1769 Bottlebrush Way, North Port, FL 34289, (hereinafter "Grantee");

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 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 County, Florida, to-wit:

LOT 4, BLOCK 82, CEDAR GROVE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 42, 42A THROUGH 42S, 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 Grantor hereby covenants with the Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: Cathy C. Kennard

PRINT NAME: Cathy C. Kennard

WITNESS 1 ADDRESS: 664 Old White Trl
White Sulphur Spr, WV 24986

Matthew David Dudonis
Matthew David Dudonis

WITNESS 2:

SIGNATURE: J.C. Edwards

PRINT NAME: John C. Edwards

WITNESS 2 ADDRESS: 664 Old White Trl
White Sulphur Spr, WV 24986

Diana Liberty Dudonis
Diana Liberty Dudonis

STATE OF WEST VIRGINIA

COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 29th day of May, 2026, by Matthew David Dudonis and Diana Liberty Dudonis, () who is/are personally known to me or (x) who has/have produced WV Drivers License as identification.

J.C. Edwards

Signature of Notary Public

John C. Edwards

Print, Type/Stamp Name of Notary

(Affix Notary Seal)

