

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 1,245,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076150 2 PG(S)

6/4/2026 2:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503313

Doc Stamp-Deed: \$8,715.00

File Number: 2026-170
Parcel ID: 0123-01-0008

Warranty Deed

Made this 3rd day of June, 2026 by, **John A. Lyth, Individually and as Trustee of Lyth Family Trust dated June 28, 2024**, whose post office address is: **4634 Mirada Way, #27, Sarasota, FL 34238**, hereinafter called the grantor, to: **Elena S. Murasheva, Trustee of The Elena S. Murasheva Lifetime dated September 27, 2023, and Richard T. Munn, Trustee of The Richard T Munn Lifetime dated September 27, 2023**, whose post office address is: **235 Pelhamdale Avenue, Village of Pelham, NY 10803**, hereinafter called the grantee,

(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 grantor, for and in consideration of the sum of ONE MILLION TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 and 00/100 Dollars (\$1,245,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 5, PARCEL "O", OF PRESTANCIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGES 27, 27A THROUGH 27K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0123-01-0008

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 December 31, 2025.

