

6/5/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503936

Doc Stamp-Deed: \$1,694.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4540

Parcel ID Number: 0770140016

WARRANTY DEED

This WARRANTY DEED, made June 5, 2026, by **BENJAMIN CRADDUCK AND EMILY CRADDUCK, HUSBAND AND WIFE**, whose address is 958 North Doral Lane, Venice, FL 34293 (the "Grantor"), to **SHAKIRA DENISE STEWART, A SINGLE WOMAN**, whose address is 5812 28th Street East, 202, Ellenton, FL 34222 (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 TWO HUNDRED FORTY TWO THOUSAND AND 00/100 DOLLARS (\$242,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, to-wit:

Lot 25, Block 7, Warm Mineral Springs Unit No. 78, according to plat thereof as recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Angela Bryant
Signature
Witness Printed Name Angela Bryant
Witness #1 Address _____
240 S 14th St Wood River IL 62095

Donisha L. Miller
Signature
Witness Printed Name Donisha L Miller
Witness #2 Address _____
14911 Tavares Mill Ave Lithia FL 33547

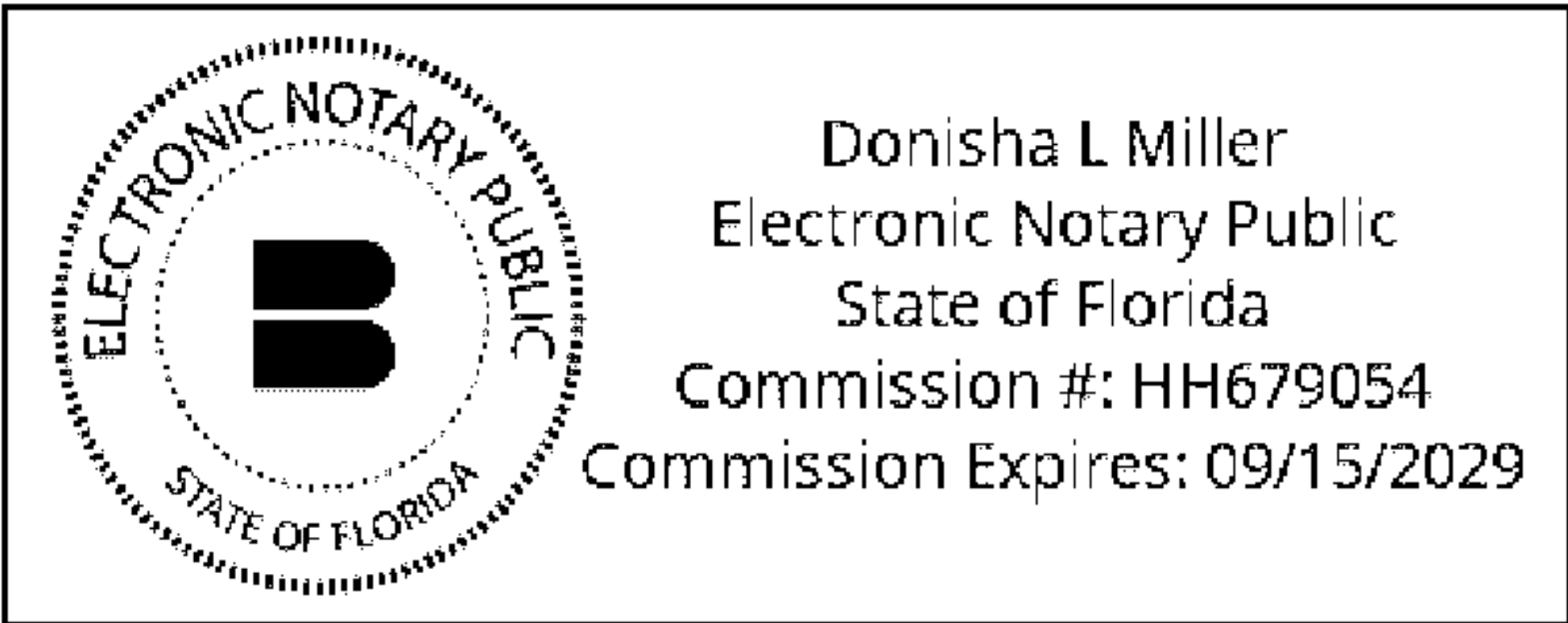
Benjamin Cradduck
Benjamin Cradduck

Emily Cradduck
Emily Cradduck

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 4th day of June, 2026, by Benjamin Cradduck and Emily Cradduck, who is/are ☐ personally known to me or who has/have ☒ produced Drivers License as identification.

Notarized online using audio-video communication technology



Donisha L. Miller
Notary Public
Print Name: Donisha L Miller
My Commission Expires: 09/15/2029