

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077253 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3504223

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Return To:

Michael Lee Mullins
1445 Saint Clair Rd
Englewood, FL 34223

Doc Stamp-Deed: \$0.70

Order No.: FL2609037

Property Appraiser's Parcel I.D. (folio) No.:
0485050031

**WARRANTY DEED
(Lady Bird Deed)**

4TH
THIS INDENTURE, made on this ~~5th~~ day of June, 2026, by and between Michael Lee Mullins, a single man, whose post office address is 1445 Saint Clair Rd, Englewood, FL 34223, Grantor, to Michael Lee Mullins, a single man, as to a Life Estate, reserving unto himself/herself/themselves the full power and authority to occupy the property during his/her/their (respective) lifetime(s) without any liability for waste, with full power and authority to sell, convey, mortgage, lease, encumber, and otherwise manage or dispose of the entire interest in the real property described herein (*i.e.* in fee simple absolute), with or without consideration, and to retain absolutely any and all proceeds derived therefrom, without notice to nor the consent of the holder(s) of the remainder. Upon the death of the (last) Life Tenant, the Remainder is granted to Michael D. Mullins, a married man, whose post office address is 1917 Fairview Drive, Englewood, FL 34223, as Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties, singular or plural, to this instrument and their heirs, legal representatives and assigns of individuals, and successors and or assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and the Grantee's heirs and assigns forever, the following described real property situated, lying and being in Sarasota County, Florida, to-wit:

Lot 267, Overbrook Gardens, Section No. 2 according to the map or plat thereof, as recorded in Plat Book 9 Page(s) 53, of the Public Records of Sarasota County, Florida

Street Address: 1445 Saint Clair Rd , Englewood, FL 34223

PCN: 0485050031

This conveyance is made subject only to the following, without reimposing same.

Grantor hereby covenants with Grantee that he/she/they is/are lawfully seized of such land in fee simple, that he/she/they has/have good right and lawful authority to sell and convey same; and she hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever.

NOTE: This instrument has been prepared without the benefit of a title search, abstract of title or opinion of title, at the request of the Grantor/Grantee named herein. This is a transfer of an unencumbered and undivided interest in homestead real property between family members for the purpose of estate planning. No money has been exchanged in this transaction and therefore only minimal documentary stamps are being collected and paid.

Signed, sealed and delivered in presence of:

Kimberly Gilbert
Witness Signature

Michael Lee Mullins
Michael Lee Mullins

KIMBERLY GILBERT
Printed Name of First Witness

2861 PLACIDA RD #B
Street Address of First Witness

ENGLEWOOD FL 34224
City, State, Zip of First Witness

Lisa J. Rincoves
Witness Signature

LISA J RINCOVES
Printed Name of Second Witness

2861 PLACIDA RD #B
Street Address of Second Witness

ENGLEWOOD FL 34224
City, State, Zip of Second Witness

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization on this 17TH day of JUNE, 2026 by Michael Lee Mullins and , who is personally known to me or produced FL DL as identification.

Kimberly Gilbert
Notary Public
Printed Name.

My Commission Expires _____
(SEAL)

