

6/8/2026 5:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504697

Doc Stamp-Deed: \$5,656.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 808,000.00

File Number: 2026-195
Parcel ID: 0096-01-0032

Warranty Deed

Made this 5th day of June, 2026 by, **Rodney Seppala and Dawn Seppala, husband and wife**, whose post office address is: **2960 Jeff Myers Circle, Sarasota, FL 34240**, hereinafter called the grantor, to: **Samuel Paynter Jefferson and Megyn Victoria Jefferson, husband and wife**, whose post office address is: **203 E 56th St, Savannah, GA 31405**, 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 EIGHT HUNDRED EIGHT THOUSAND AND 00/100 and 00/100 Dollars (\$808,000.00), 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 121, ARBOR LAKES ON PALMER RANCH, PHASE 2A, according to the map or plat thereof, as recorded in Plat Book 49, Page 18, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0096-01-0032

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.

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

Signed, Sealed and Delivered in Our Presence:

Witness: Alyssa Crews
Print Name: ALYSSA CREWS

Rodney Seppala
Rodney Seppala

Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: Cindy Crews
Print Name: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: Alyssa Crews
Print Name: ALYSSA CREWS

Dawn Seppala
Dawn Seppala

Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: Cindy Crews
Print Name: 3914 9TH AVE WEST
BRADENTON FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of June, 2026, by Rodney Seppala and Dawn Seppala, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

