

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078733 2 PG(S)**

6/10/2026 1:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505467

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$2,100.00

Order No.: 2026-50458JLW

Property Appraiser's Parcel I.D. (folio) Number:

0856060022

WARRANTY DEED

THIS WARRANTY DEED dated June 9, 2026, by **LUCIE A. MANNING**, a single woman, Individually and **AS TRUSTEE OF THE LEE J. MANNING AND LUCIE A. MANNING REVOCABLE TRUST DATED JULY 18, 1994, AS AMENDED**, whose post office address is 45 BRIOLETTE CT, FINCASTLE, Virginia 24090 (the "Grantor"), to **DEBORA MARR VAN TUYLE**, a married woman, whose post office address is 1549 NE 550 AVE, ROODHOUSE, IL 62082 (the "Grantee").

(Wherever used herein the terms "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 Ten And No/100 Dollars (\$10.00) 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 situated in the County of **Sarasota**, State of Florida, viz:

Lot 22, STILLWATER, UNIT THREE, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 3, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

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: 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 presence of:

Witness Signature

Jada Stiver

Printed Name of First Witness

31955. Access Rd. bngwood, FL 34224

Address of First Witness

Witness Signature

Kindal Canonico

Printed Name of Second Witness

3195 S. Access Rd. bngwood, FL 34224

Address of Second Witness

Lucie A. Manning

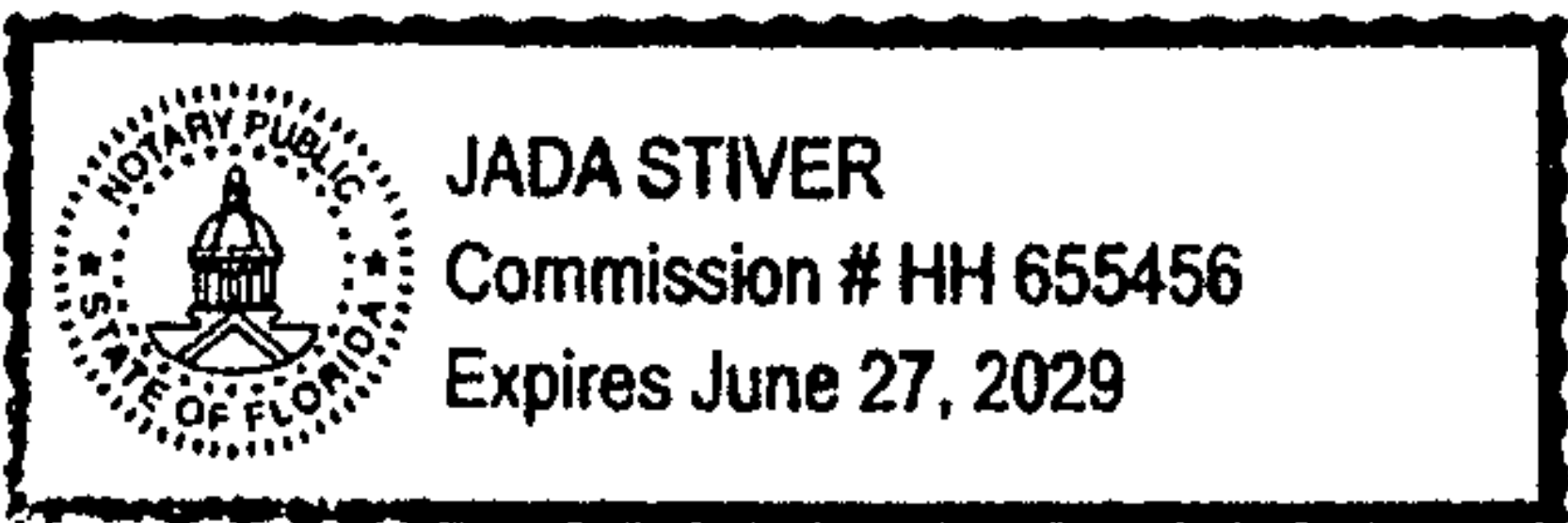
LUCIE A. MANNING, Individually and
AS TRUSTEE OF THE LEE J. MANNING
AND LUCIE A. MANNING REVOCABLE TRUST
DATED JULY 18, 1994, AS AMENDED

Grantor Address:
45 BRIOLETTE CT
FINCASTLE, VA 24090

STATE OF FL

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 9 day of June, 2026 by LUCIE A. MANNING, Individually and AS TRUSTEE OF THE LEE J. MANNING AND LUCIE A. MANNING REVOCABLE TRUST DATED JULY 18, 1994, AS AMENDED, who is/are personally known to me or who has/have produced DL as identification and who did take an oath.



[Signature]
Notary Public, State of
My Commission Expires:
(Seal)