

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026080372 2 PG(S)**

**6/12/2026 1:59 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3506819**

**Doc Stamp-Deed: \$2,233.00**

Prepared by and return to:

Sara Huddleston  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6493

Purchase Price: \$319,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$2,233.00  
Parcel Identification No.: 0259120107

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**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **12th day of June, 2026**, between **Georgann Nugent, a single woman**, whose post office address is **4045 Palau Drive, Sarasota, FL 34241**, Grantor, to **Carol A. Wilson, a married woman**, whose post office address is **8053 Caspian Moon Drive, Las Vegas, NV 89166**, Grantee:

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 904, LAKE SARASOTA, UNIT NO. 10 SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 91, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

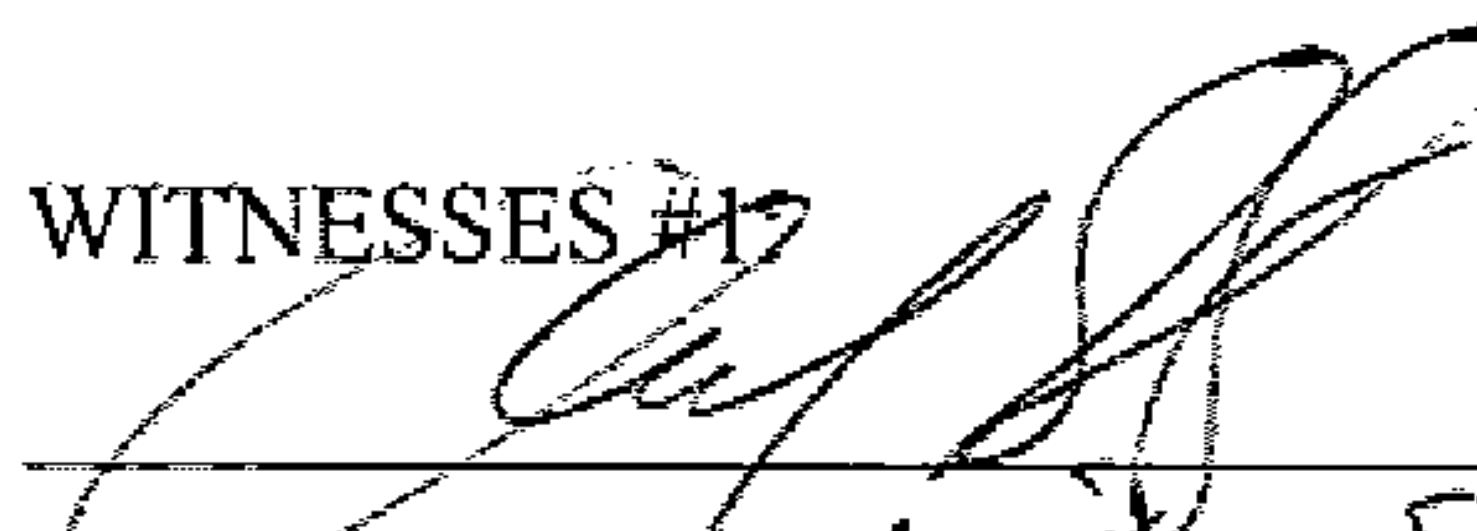
All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

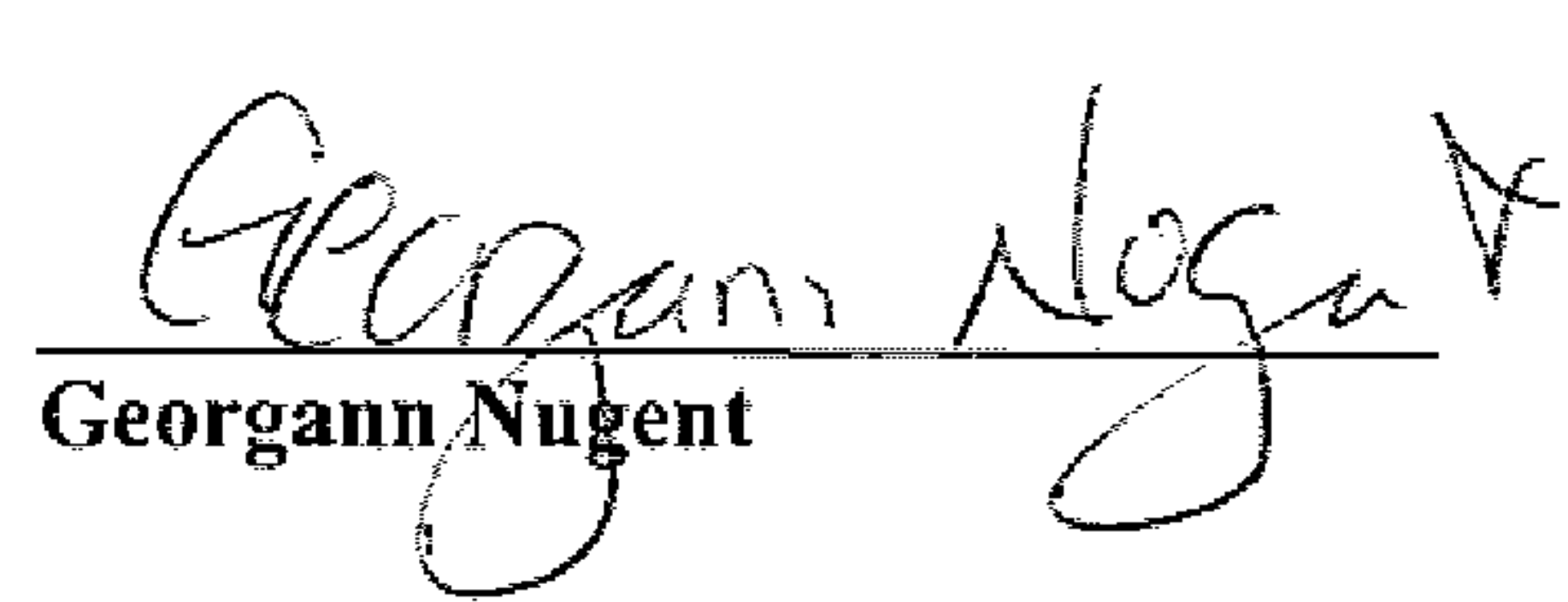
To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

  
Printed Name: Mickey SCHWEITZER  
P.O. Address: 3309-SHEFFIELD CIRCLE  
SARASOTA, FL. 34239

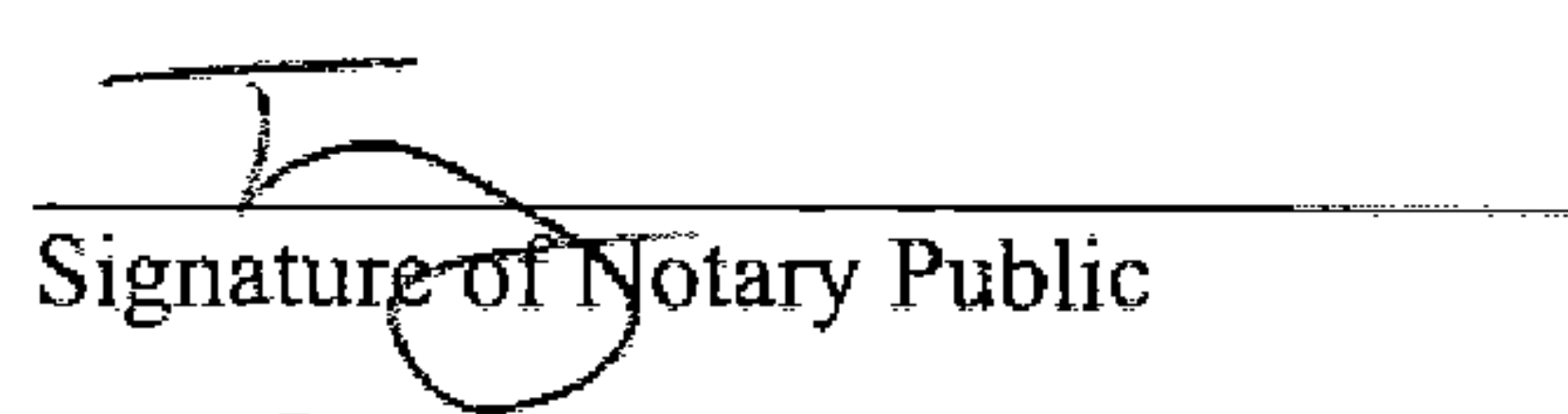
  
Georgann Nugent

WITNESSES #2:

  
Printed Name: Tonya EZELL  
P.O. Address: 5547 Trevesta Pl  
Palmetto FL 34221

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 12th day of June, 2026, by Georgann Nugent, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

  
Signature of Notary Public

Tonya Ezell  
Print, Type/Stamp Name of Notary

