

6/12/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506960

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-233

General Warranty Deed Doc Stamp-Deed: \$1,932.00

This Indenture, made this June 12, 2026 A.D. By **Charles M Sorensen**, an unmarried widower, whose post office address is: 4500 Dobry Road, Sterling Heights, Michigan 48314, hereinafter called the grantor, to **Lyle Vradenburg and Connie Vradenburg**, husband and wife, whose post office address is: 2037 Lynx Run, North Port, Florida 34288, 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 Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Lot 1, Block 13, BOBCAT VILLAS, PHASE 2, according to the plat thereof recorded in Plat Book 40, Pages 20, 20A and 20B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 1139131301

Subject to reservations, restrictions, and easements of record.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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:

[Signature]
Witness Signature: Michael Johnson
Print Witness Name: Michael Johnson

[Signature]
Charles M. Sorensen

Print Witness Address: 2710 Butternut
City and zip code: Detroit, MI 48216

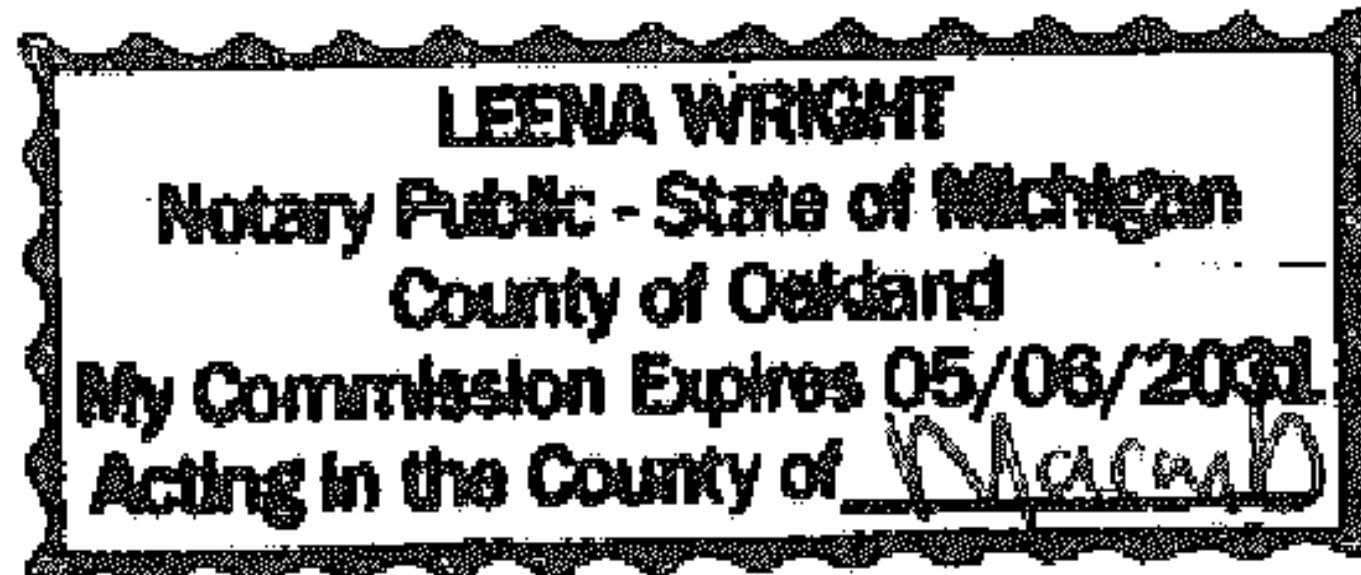
[Signature]
Witness Signature: Leena Wright
Print Witness Name: Leena Wright

Print Witness Address: 3201 Bloomfield Ln #422
City and zip code: Auburn Hills, MI 48326

STATE OF MI
COUNTY OF Macomb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Charles M Sorensen, an unmarried widower, who is/are personally known to me or who has produced State ID as identification.

[SEAL]



[Signature]
Notary Public
Print Name: Leena Wright

My Commission Expires: 5-6-31