

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-466
Parcel ID: 0117090015
Consideration: \$530,000.00

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080945 2 PG(S)**

**6/15/2026 1:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507329

Doc Stamp-Deed: \$3,710.00**

Warranty Deed

Know All Men By These Presents that, **Timothy C. Jones, a single man, and Sylvia M. Lee, a single woman**, (henceforth referred to as "Grantor") of **403 Wingfield Drive, Sarasota, FL 34237**, for consideration paid, grant to **Maria V. Tarasova, a single woman**, (henceforth referred to as "Grantee") of **7229 Monarda Drive, Sarasota, FL 34238**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 238, of ARBOR LAKES ON PALMER RANCH - PHASE 1, according to the Plat thereof,
as recorded in Plat Book 48, Page 30, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, hereunto set by hands and seals this 15th day of June, 2026

WARRANTY DEED

Witness #1 Signature

Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature

Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Timothy C. Jones

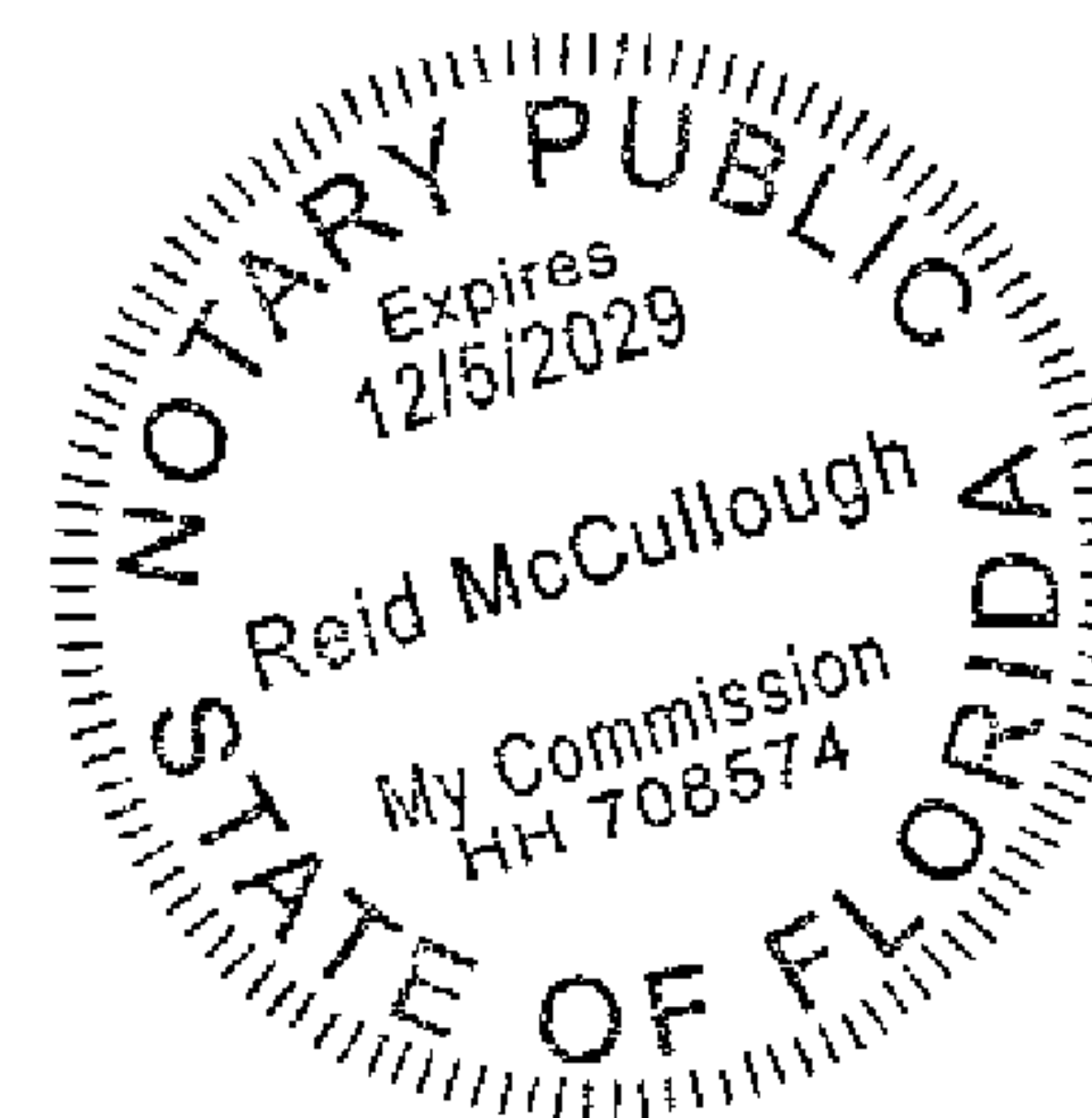
Sylvia M. Lee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of June, 2026, by Timothy C Jones and Sylvia M Lee, ☐ who is/are personally known to me or ☒ who has/have produced valid ID as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED