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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507330

Doc Stamp-Deed: \$1,505.00

Prepared by and return to:

Amy Worth
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 7718-26SW-FL

Parcel Identification No 1116010224

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **15th day of June, 2026**, between **Linda Shaw Gutwein, a married woman**, whose post office address is **3760 Partridge Avenue, North Port, FL 34286**, of the County of **Sarasota, Florida**, Grantor, to **Michael R. Murphy and Sally A. Murphy, husband and wife**, whose post office address is **4358 Pioneer Circle Southwest, Massillon, OH 44646**, of the County of **Stark, Ohio**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 24, Block 2, Lakeside Plantation, according to the Plat thereof, as recorded in Plat Book 41, Pages 17, 17A through 17I, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3760 Partridge Avenue, North Port, FL 34286.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Linda Shaw Gutwein
Linda Shaw Gutwein

Halley Johnson
WITNESS
PRINT NAME: Halley Johnson

Amy Worth
WITNESS
PRINT NAME: Amy Worth

151 Center Rd, Venice FL 34285

WITNESS 1 ADDRESS

151 Center Rd, Venice FL 34285

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of JUNE, 2026, by Linda Shaw Gutwein, ☐ who is/are personally known to me or ☒ who has/have produced Drivers license as identification.

Amy Worth
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Commission #MH567701
Expires 10/26/2028