

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080951 2 PG(S)**

6/15/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507333



Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,645.00

File No.: 266073-91

WARRANTY DEED

This indenture made on **June 15, 2026** by **Schubert C. Johnson, Jr., a married man**, whose address is: 34711 Whitaker Ct., Farmington, MI 48335 hereinafter called the "grantor", to **John C. Graybeal, Jr. and Barbara R. Graybeal, husband and wife**, whose address is: 3675 Jennings Chapel Rd, Woodbine, MD 21797, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit 103, THE BRISTOL HOUSE, SECTION A, a Condominium according to the Declaration of Condominium recorded in Official Records Book 861, Pages 1 through 39, and Amendment to the Declaration recorded in Official Records Book 1069, Pages 2043 through 2051, and as per Plat thereof recorded in Condominium Book 4, Pages 17, 17A and 17B, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0175161003

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Schubert C. Johnson Jr.
Schubert C. Johnson, Jr.

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: Dalya Abbassy

Print Name: Salah Alabbasi

Address: 1510 Kinmore St

Address: 1510 Kinmore St

Dearborn HTS, MI 48127

Dearborn Heights, MI 48127

State of Michigan

County of Oakland

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online
notarization on June 11, 2026 by Schubert C. Johnson, Jr., who ☐ is/are personally
known to me or who ☒ produced a valid D.L. as identification.

[Signature]
Notary Public Signature

Printed Name: Dalya Abbassy

(NOTARY SEAL)

My Commission Expires: 12/11/2028

DALYA ABBASSY Notary Public, State of Michigan County of Wayne My Commission Expires Dec. 11, 2028 Acting in the County of <u>Oakland</u>
