

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081804 2 PG(S)**

6/16/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508046

Doc Stamp-Deed: \$147.00

Prepared by and return to:

Missly M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit 1

Port Charlotte, FL 33953

File No PC-26-83

Parcel Identification No 1117-23-8002

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 16th day of June, 2026 between Leslie R. Sheetz and Margaret L. Sheetz, husband and wife, whose post office address is 101 Nevermind Drive, Chatham, IL 62629, of the County of Sangamon, Illinois, Grantor, to Sheila Fell and David James Fell, Jr, wife and husband, whose post office address is 1999 Amnesty Drive, North Port, FL 34288, of the County of Sarasota, Florida, 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:

VACANT LAND

Lot 2, Block 2380, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 1, of the Public Records of Sarasota County, Florida.

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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leslie R. Sheetz
Leslie R. Sheetz

Margaret L. Sheetz
Margaret L. Sheetz

Betty A. Webb
WITNESS
PRINT NAME: Betty A Webb

2626 S. 5th Street
Springfield, IL 62703
WITNESS 1 ADDRESS

W Darlene Judd
WITNESS
PRINT NAME: W. Darlene Judd

26 Pheasant Run
Chatham, IL 62629
WITNESS 2 ADDRESS

STATE OF Illinois
COUNTY OF Sangamon

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this ____ day of June, 2026, by Leslie R Sheetz and Margaret L Sheetz, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Betty A Webb
Signature of Notary Public

Betty A Webb
Print, Type/Stamp Name of Notary

