

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082722 3 PG(S)**

6/17/2026 12:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508831

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$2,555.00

File No.: VEN-2026-2034
Parcel ID Number: 0757010181

WARRANTY DEED

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

This indenture made the 17th day of June, 2026 between Helen Ann Crouse, a single woman, and Chelen Crouse, a single woman, whose post office address is 9314 Greenway Trail, Selbyville, DE 19975, of the County of Sussex, State of Delaware, Grantors, to Ryan Doran and Olivia Hall, husband and wife, as tenants by the entirety, whose post office address is 12624 Sagewood Drive, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 181, Grand Palm, Phase 1A, according to the plat thereof, as recorded in Plat Book 48, Page(s) 5, 5A through 5W, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

C. Stinchcomb

WITNESS 1 SIGNATURE

Casey Stinchcomb

PRINT NAME

17 Hydorlane dr

ADDRESS

middle river md 21220

Chelen Crouse

Chelen Crouse

WITNESS 2 SIGNATURE

Spiros Jones

PRINT NAME

8403 Coco Rd

ADDRESS

Baltimore, MD 21237

STATE OF Maryland
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of May, 2026, by Chelen Crouse, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

C. Stinchcomb

Signature of Notary Public

Casey Stinchcomb

Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

Amanda Warren
WITNESS 1 SIGNATURE
Amanda Warren
PRINT NAME

ADDRESS
1212-A E. Venice Ave. Venice FL, 34286

Dana Johnstone
WITNESS 2 SIGNATURE
Dana Johnstone
PRINT NAME

ADDRESS
1212-A E. Venice Ave. Venice FL, 34286

Helen Ann Crouse
Helen Ann Crouse

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of May, 2026, by Helen Ann Crouse, ☐ who is/are personally known to me or ☒ who has/have produced photo ID as identification.

Dana Johnstone
Signature of Notary Public
Dana Johnstone
Print, Type/Stamp Name of Notary

