

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0340

Property address:
13505 Wild Citrus Rd, Sarasota, Florida 34240

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082794 2 PG(S)

6/17/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508887

Doc Stamp-Deed: \$6,125.00

General Warranty Deed

Made this June 16, 2026 A.D. By **Melissa Lee, unmarried and Eric Netzel, unmarried**, whose post office address is: 5081 Willow Estates, San Jose, California 95135, hereinafter called the Grantor, to; **Austin Dasilva and Alexis Dasilva**, Husband and Wife, whose post office address is: 13505 Wild Citrus Rd., Sarasota FL 34240, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$875,000.00 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, viz:

LOT 51, OAK FORD, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 5, 5A THROUGH 5P, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0559110002**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X

Paula J Chapman

Witness 1 Printed Name and Address:

Paula J Chapman

6311 Atrium Dr Suite 206 Lakewood Ranch FL34202

X

Melissa Lee

Melissa Lee

Address: 5081 Willow Estates, San Jose, California
95135

Witness 2 signature:

X

Katie Coyne

Witness 2 Printed Name and Address:

Katie Coyne

6311 Atrium Dr Suite 206 Lakewood Ranch FL34202

X

Eric Netzel

Eric Netzel

Address: 5081 Willow Estates, San Jose, California
95135

State of FLORIDA County of MANATEE

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 5th day of June, 2026, by Melissa Lee and Eric Netzel, who is/are personally known to me or who has produced FL DL as identification.



PAULA J. CHAPMAN
Commission # HH 304084
Expires August 25, 2026

X

Paula J Chapman

Notary Public

Print Name: Paula J Chapman

My Commission Expires: 08/25/2026

Seal: