

6/18/2026 12:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509450

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260846

Parcel ID: 0956143742

Florida Documentary Stamps in the amount of \$1,893.50 have been paid hereon.

Doc Stamp-Deed: \$1,893.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th day of June, 2026** by
Michael Ryan Graham and Malana LeBlanc aka Malana Le Blanc, Husband and Wife,
whose post office address is 10938 Bal Harbor Drive, Boca Raton, FL 33498,
herein called the Grantor, to
Gilbert Cassidy and Ashley Cassidy, Husband and Wife,
whose post office address is 4792 Belladonna Court, North Port, FL 34286,
hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND FIVE HUNDRED AND 00/100 (**\$270,500.00**) 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, State of Florida, viz.:

Lot 42, Block 1437, Twenty-Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 13, Public Records of Sarasota County, Florida.

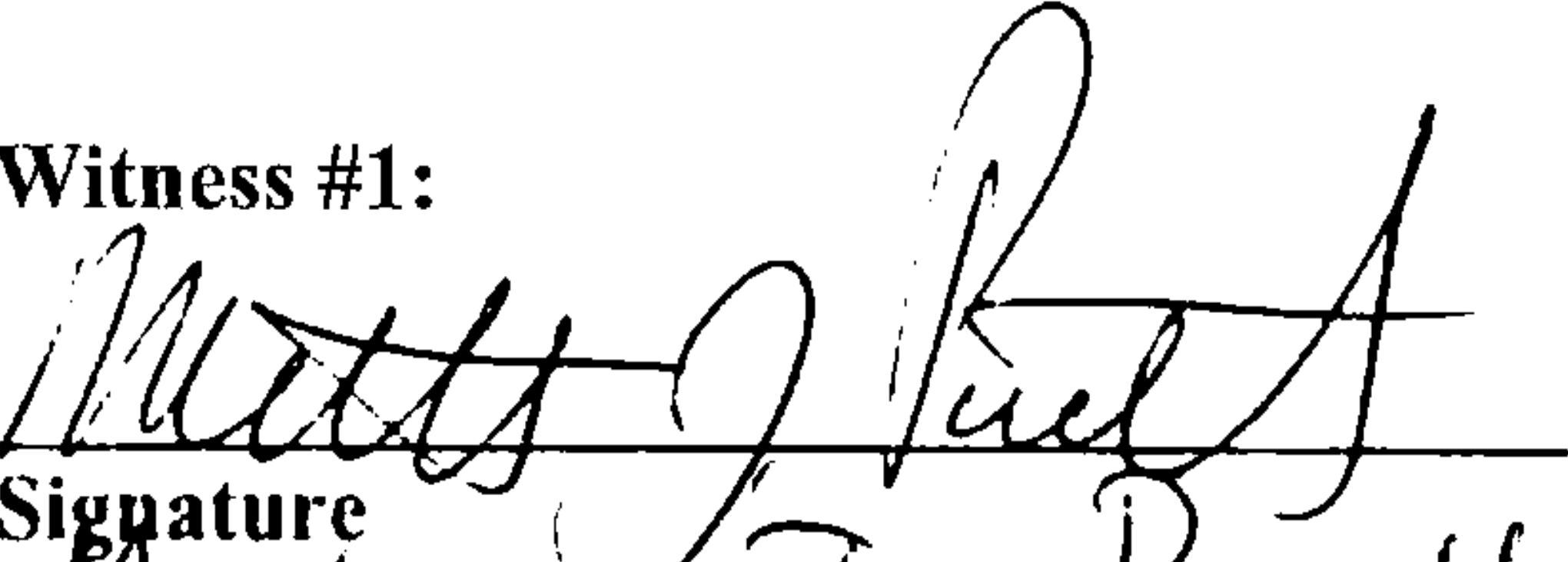
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

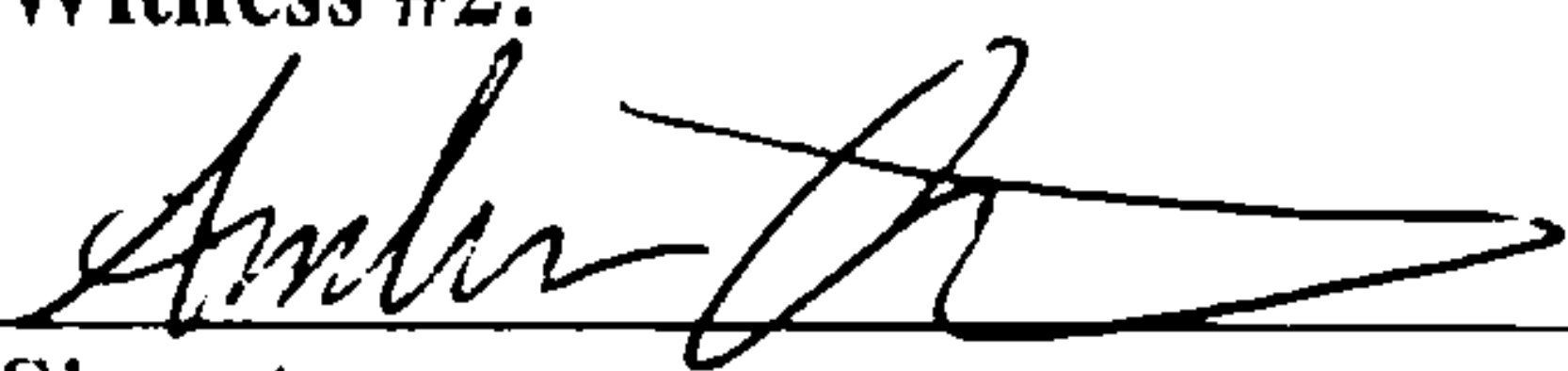
Signed, sealed, and delivered in the presence of:

Witness #1:

Signature
Matthew J. Panetta
Printed Name

10923 King Bay Dr Boca Raton, FL 33498
Full Address


Michael Ryan Graham

Malana LeBlanc
Malana LeBlanc aka Malana Le Blanc
aka Malana Le Blanc

Witness #2:

Signature
Amber Cerreto
Printed Name

3315 Merrick Ln Margate, FL 33063
Full Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2026, by Michael Ryan Graham and Malana LeBlanc aka Malana Le Blanc, ☐ who are personally known to me or ☒ who have produced FL DL as identification.


Signature of Notary Public
Amber Cerreto
Print, Type/Stamp Name of Notary

