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INSTRUMENT # 2026083618 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509590

Doc Stamp-Deed: \$77.00

PREPARED BY & RETURN TO:

Name: C. Reynolds, an employee of  
Phoenix Land Title & Escrow, Inc.  
Address: 701 Promenade Drive  
Suite 203  
Pembroke Pines, FL 33026  
File No. 26-06-7876

Parcel No.: 0969-064644

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 16<sup>th</sup> day of June, 2026, by **BUXTON GRAHAM** and **LORIS GRAHAM, HUSBAND and WIFE**, hereinafter called the Grantors, to **BRUCE JOHNSON, A SINGLE MAN**, whose post office address is 5606 HAMMAOK LANE, LAUDERHILL, FLORIDA 33319, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Sarasota, State of Florida, viz:

**LOT 44, BLOCK 646, FOURTEEN ADDITION TO PORT CHARLOTTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 13, 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 THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

**BUXTON GRAHAM and LORIS GRAHAM**  
Warranty Deed continued

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

*Signed, sealed and delivered in the presence of:*

Latesha Williams  
Witness Signature  
Printed Name: Latesha Williams

Address: 17-85 215th St.  
Bayside, NY 11360

Julina Ray  
Witness Signature  
Printed Name: Julina Ray

Address: 333 Huguenot Street  
New Rochelle, NY 10875

STATE OF New York  
COUNTY OF Green

Buxton Graham L.S.  
Name: BUXTON GRAHAM  
Address: 14626 HUXLEY STREET, ROSEDALE, QUEEN NY  
11422

Loris Graham L.S.  
Name: LORIS GRAHAM  
Address: 14626 HUXLEY STREET, ROSEDALE, QUEEN NY  
11422

The foregoing instrument was sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of June, 2026, by BUXTON GRAHAM and LORIS GRAHAM, who are ☐ personally known to me or who have ☒ produced Drivers License as identification.

Latesha Williams  
Signature of Notary  
Printed Name: Latesha Williams  
My commission expires: 02/09/27

