

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083661 2 PG(S)**

6/18/2026 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509620

This instrument prepared by
and after recording return to:
(without benefit of title search)
Alice S. Bowman, Esq.
MacLeod, McGinness & Bowman, P.A.
1800 Second Street, Ste. 971
Sarasota, FL 34236
(941)954-8788

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel **0113020041**

WARRANTY DEED

The Grantor, **IRENE L. DIGNAN**, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **IRENE L. DIGNAN**, as Trustee of the Irene L. Dignan Trust dated June 17, 2026, whose mailing address is 4110 Entrada Court, Sarasota, FL 34238, the real property in Sarasota County, Florida, described as follows:

**Lot 2, MIRA LAGO AT PALMER RANCH, PHASE 1, as per
Plat thereof recorded in Plat Book 34, Pages 18, 18A through
18E, inclusive, of the Public Records of Sarasota County,
Florida.**

SUBJECT TO restrictions, reservations and easements of record, if any and taxes for the year 2026 and subsequent years.

PROPERTY APPRAISER: The Grantor, **IRENE L. DIGNAN**, confirms that under the terms of the trust referred to above, said Grantor has reserved unto Grantor a beneficial interest for the life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.31 and 196.041.

Full power and authority are conferred upon the Grantee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on JUNE 17, 2026.

Signed in the presence of:


Print Name: Alice S. Bowman


Print Name: Jennifer Thames

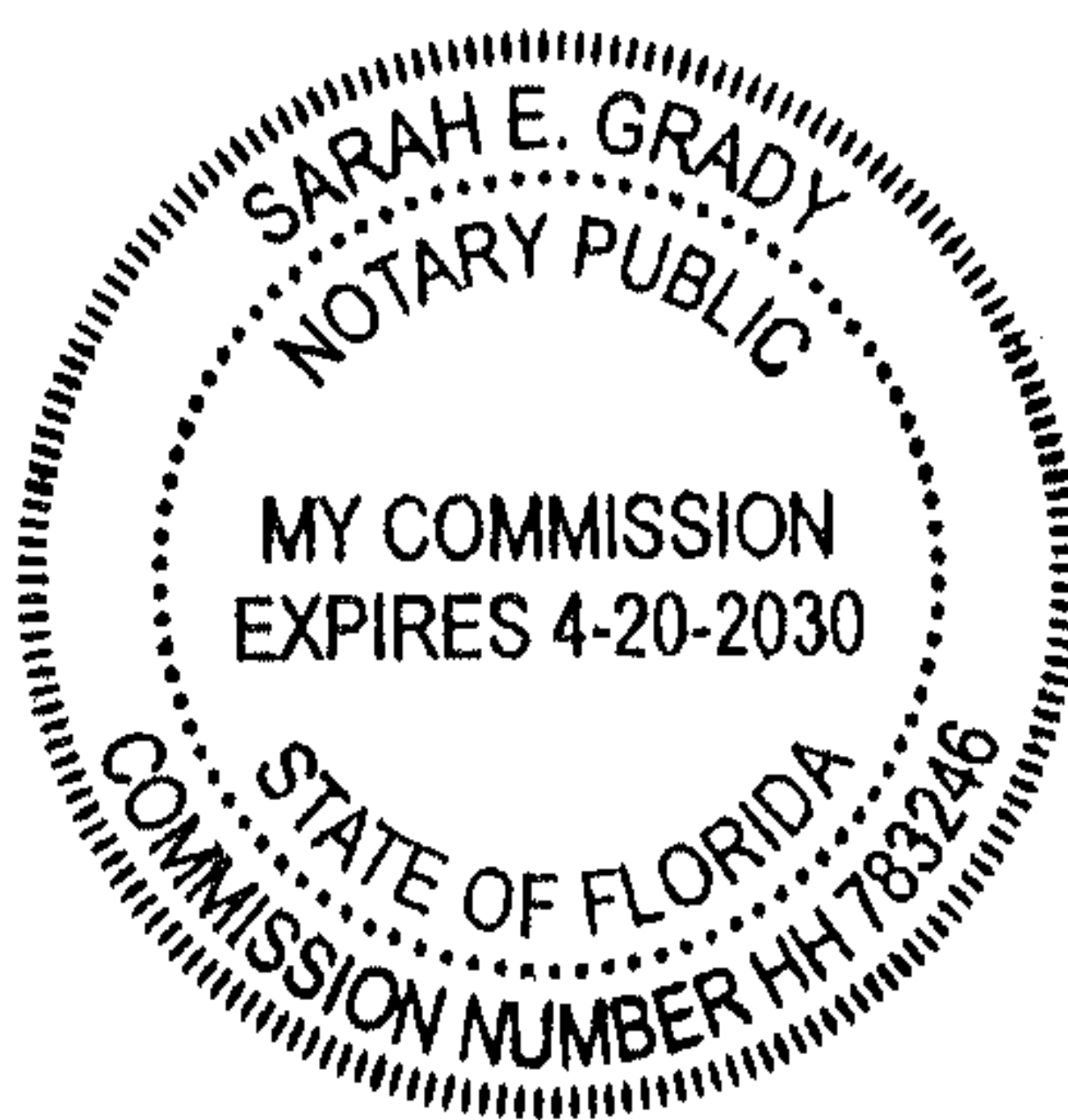
Address of both witnesses:
1800 Second Street, Ste. 971
Sarasota, FL 34236

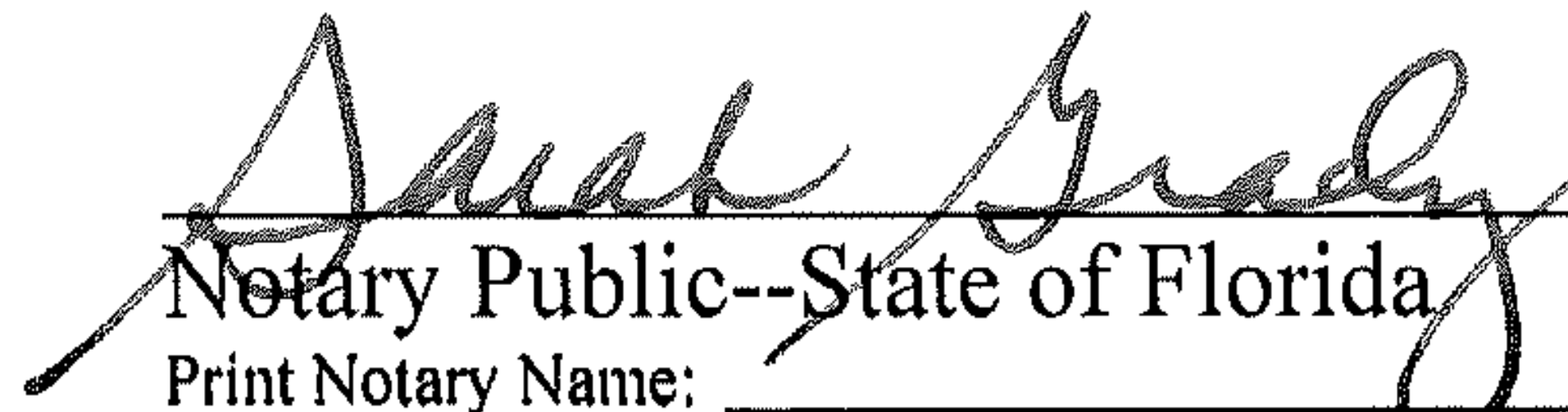
Two witnesses as to:
IRENE L. DIGNAN


IRENE L. DIGNAN
4110 Entrada Court
Sarasota, FL 34238

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 17, 2026, by **IRENE L. DIGNAN**, a single woman, who ☒ is personally known to me.




Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____