

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083690 2 PG(S)

6/18/2026 2:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509647

Prepared By and Return To:

Truly Title, Inc.

Attn: Michael Santi

5090 PGA Blvd., Suite 300

Palm Beach Gardens, FL 33418

Doc Stamp-Deed: \$2,450.00

Order No.: 26004227-11

Property Appraiser's Parcel I.D. (folio) Number:

0076160080

WARRANTY DEED

THIS WARRANTY DEED dated June 18, 2026, by **Suzanne R Fingler, a single woman**, whose post office address is 1825 Maple Avenue, Fort Myers, Florida 33901 (the "Grantor"), to **Siesta Key Financial, LLC a Texas limited liability company**, whose post office address is 2008 43rd Ave W, Bradenton, Florida, 34205 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of **Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00)** and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 5, Block C, AMENDED PLAT OF SOUTH HIGHLAND, according to the map or plat thereof, as recorded in Plat Book 2, Page 93, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any, and to taxes for the year 2026 and thereafter.

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; 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: 12/31/2025.

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

Signed, sealed and delivered in presence of:

Ian M French
Witness Signature

Suzanne R Fingler
Suzanne R Fingler

Ian M French
Printed Name of First Witness

487 Endeave Pl Lakeland, FL 33803
Address of First Witness

Angie Marie Voyles
Printed Name of Second Witness

3201 South Florida Ave, Lakeland, FL 33803
Address of Second Witness

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on 6/18/2026 by Suzanne R Fingler.

Personally known
or Produced Identification ✓
Type of Identification Produced Driver License

Ian M French
Notary Public
Print Name: Ian M French
My Commission Expires: 1/13/2027

