

6/22/2026 11:13 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510371

Doc Stamp-Deed: \$2,513.00

Prepared by and Recording requested by:  
John E. Wickman, Esquire  
CLOSING PROS LLC  
46 North Washington Boulevard,  
Ste. 15  
Sarasota, FL 34236  
File Number: CP-4666.1Y  
Consideration: \$359,000.00

## Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June <sup>22</sup>~~18~~, 2026, Joan L. Evans, a single woman (henceforth referred to as "Grantor") of 623 West Springwood Drive, Seneca, SC 29672, for consideration paid, grant to Gregory W. Dolby and Nanette W. Dolby, husband and wife, (henceforth referred to as "Grantee") of 4424 Meadow Creek Circle, Sarasota, FL 34233, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

**Lot 25, EVERGREEN PARK, as per plat thereof recorded in Plat Book 27, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida.**

**Parcel ID 0071-07-0037**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

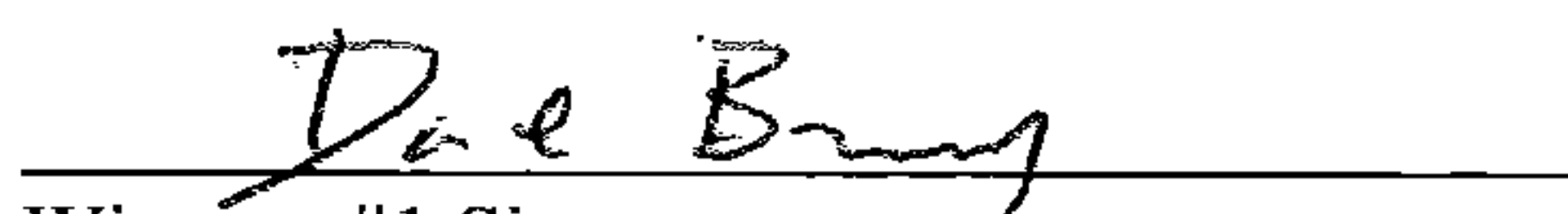
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

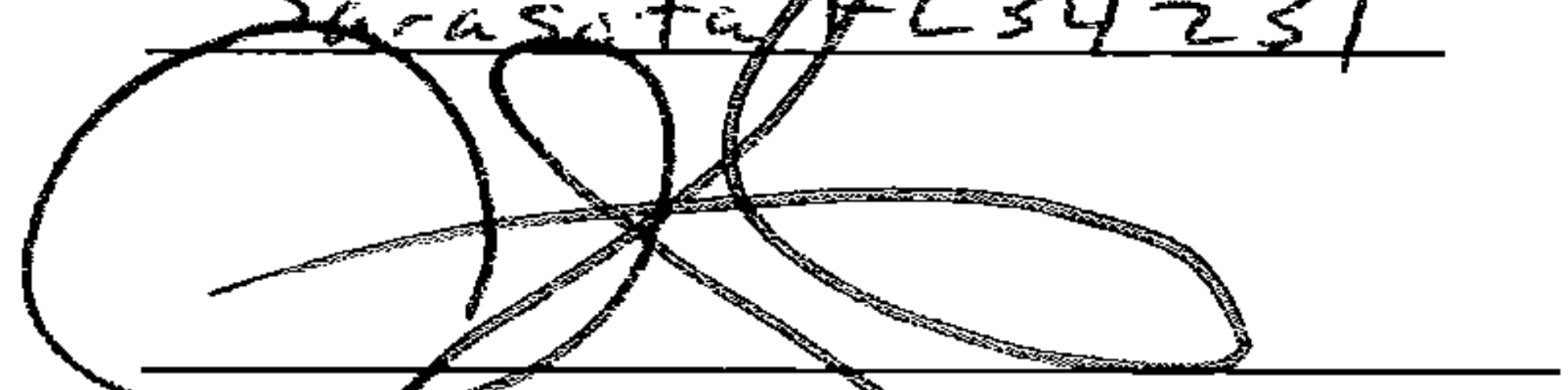
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has hereunto set her hand and seal this 18th day of June, 2026.

  
Joan L. Evans

  
Witness #1 Signature

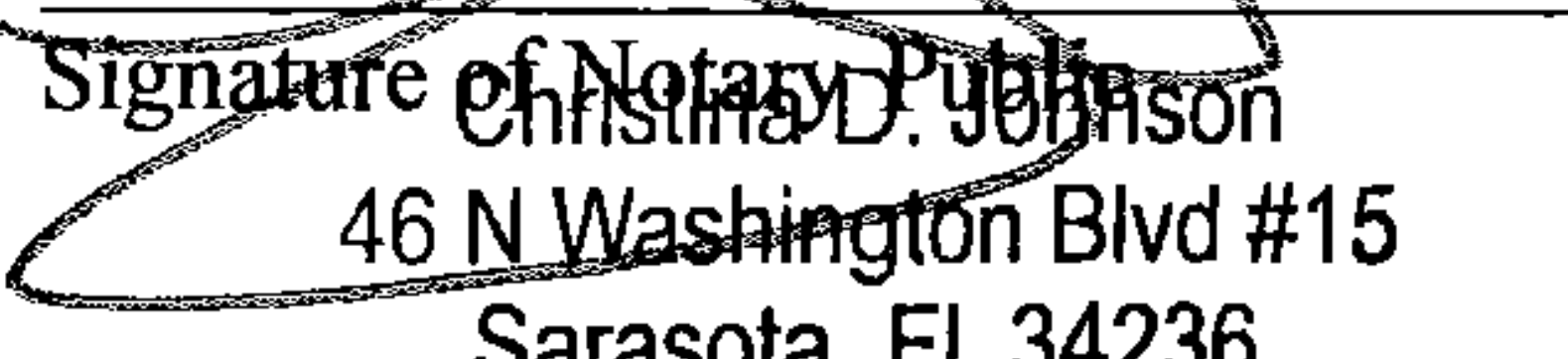
  
Witness #1 Printed Name  
P.O. Address: 1517 Caribbean Drive  
Sarasota FL 34231

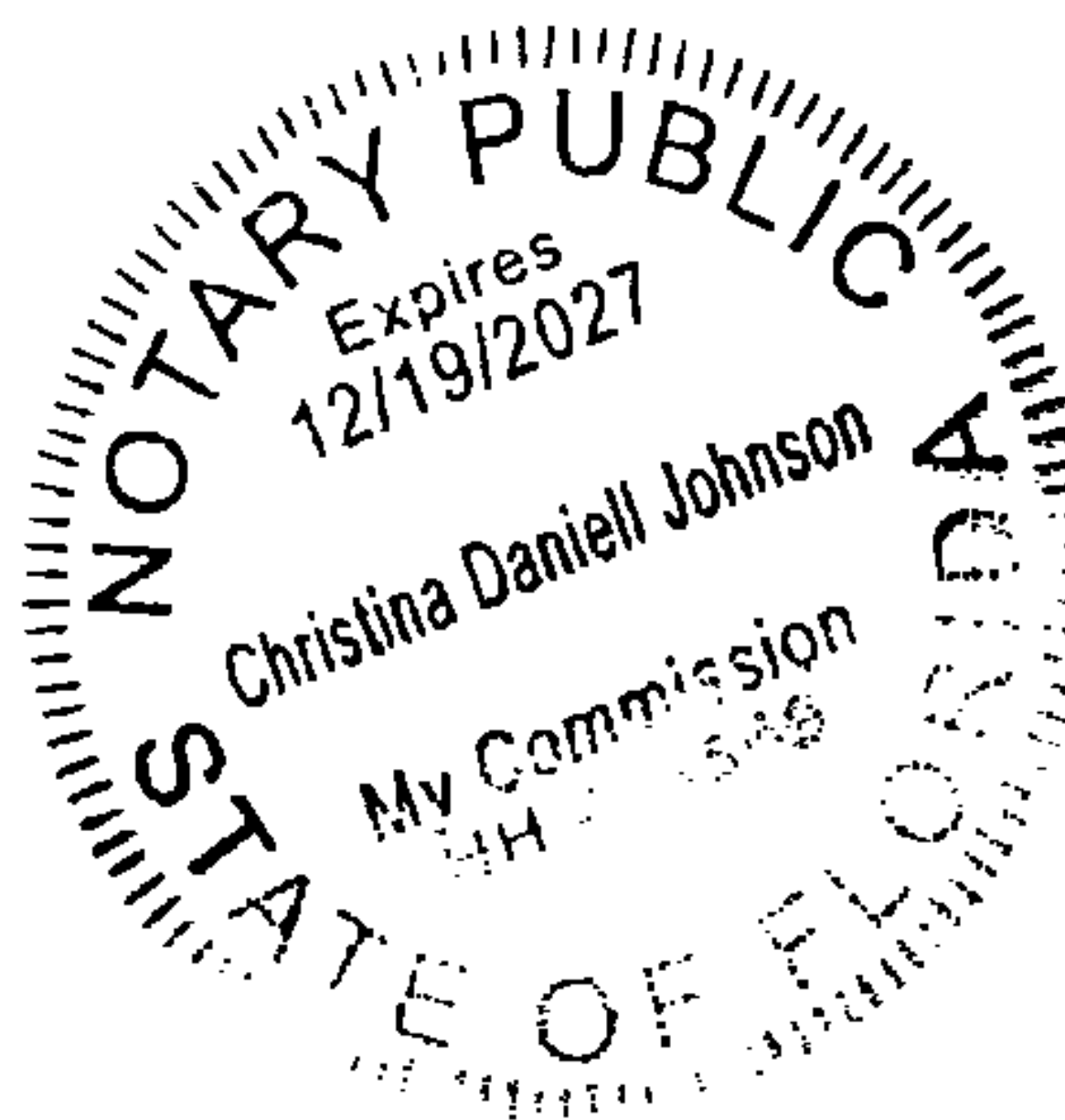
  
Witness #2 Signature

Christina D. Johnson  
46 N Washington Blvd #15  
Witness #2 Printed Name Sarasota, FL 34236  
P.O. Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18th day of June, 2026, by Joan L. Evans, ( ) who is personally known to me or (X) who has produced FLDL as identification.

  
Signature of Notary Public  
Christina D. Johnson  
46 N Washington Blvd #15  
Sarasota, FL 34236  
Print, Type/Stamp Name of Notary



WARRANTY DEED