

6/24/2026 2:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512042

Prepared by and return to:

Joel D. Lyons

Lyons Title & Trust

27911 Crown Lake Boulevard

Ste. 102

Bonita Springs, FL 34135

Doc Stamp-Deed: \$1,680.00

File No 26-4938-5

Parcel Identification No 1139-13-1503

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of June, 2026 between Dianne F. Riccota and James M. Gillum, wife and husband, whose post office address is 2450 Daisy Drive, North Port, FL 34289, of the County of Sarasota, Florida, Grantor, to Dara Diane Gozion, a single woman, whose post office address is 2023 Lynx Run, North Port, FL 34288, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 3, Block 15, Bobcat Villas Phase 2, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 20, 20A and 20B, 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 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Dianne Riccota
Dianne F. Riccota

James M. Gillum
James M. Gillum

[Signature]
WITNESS
PRINT NAME: Jeri Lyons

Sherry Paulk
WITNESS
PRINT NAME: Sherry Paulk

2711 Crown Lake Blvd
Bonita Springs, FL 34135
WITNESS 1 ADDRESS

2559 N. Toledo Blade Blvd # 3
North Port FL 34289
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2026, by Dianne F. Riccota and James M. Gillum, ☐ who is/are personally known to me or ☒ who has/have produced FL D.L.S. as identification.

Sherry Paulk
Signature of Notary Public

Print, Type/Stamp Name of Notary



SHERRY IONA RAIL PAULK
Notary Public
State of Florida
Comm# HH316402
Expires 9/26/2026