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INSTRUMENT # 2026087941 2 PG(S)

6/26/2026 4:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513147

Doc Stamp-Deed: \$2,695.00

Prepared by and return to:

Sarah Dany

Title Match LLC

6320 Venture Drive

#205

Lakewood Ranch, FL 34202

File No 2026-348

Parcel Identification No 0032040010

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WARRANTY DEED

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

This indenture made the 26 day of June, 2026 between **Shelby Marie Motyka, a single woman**, whose post office address is 6481 Kahana Way, Sarasota, FL 34241, of the County of Sarasota, Florida, **Lindsey Myshrall Motyka, a single woman**, whose post office address is 1113 20th Street West, Bradenton, FL 34205, of the County of Manatee, Florida and **Shelby Motyka, Personal Representative of Kenneth R. Motyka**, whose post office address is 6481 Kahana Way, Sarasota, FL 34241, of the County of Sarasota, Florida, Grantor, to **John Alden and Chong Alden, husband and wife**, whose post office address is 3521 49th Street, Sarasota, FL 34235, 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 22, Oak Creek Forest, Unit I, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 8, of the Public Records of Sarasota County, Florida.

THE ABOVE GRANTOR HEREIN AFFIRMS THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD

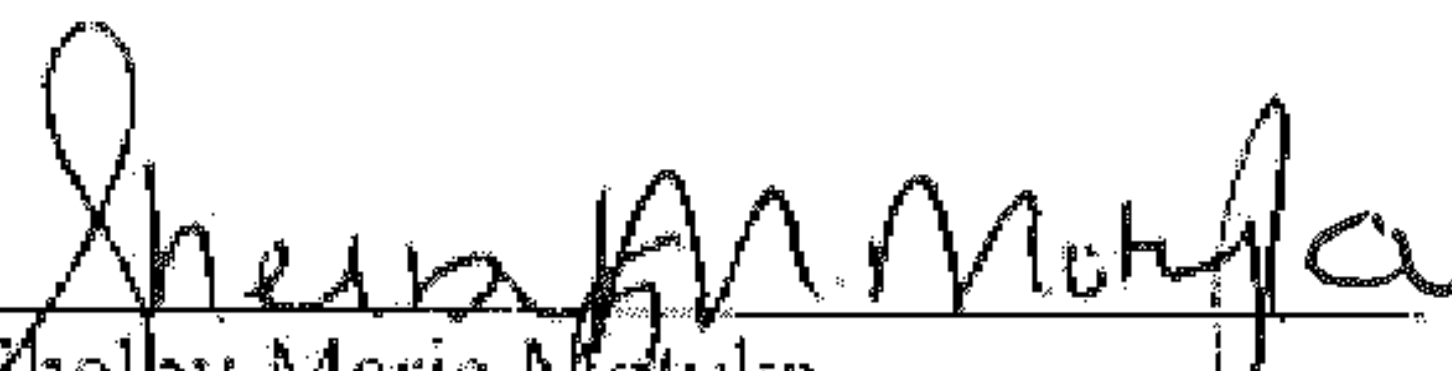
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:


Shelby Marie Motyka

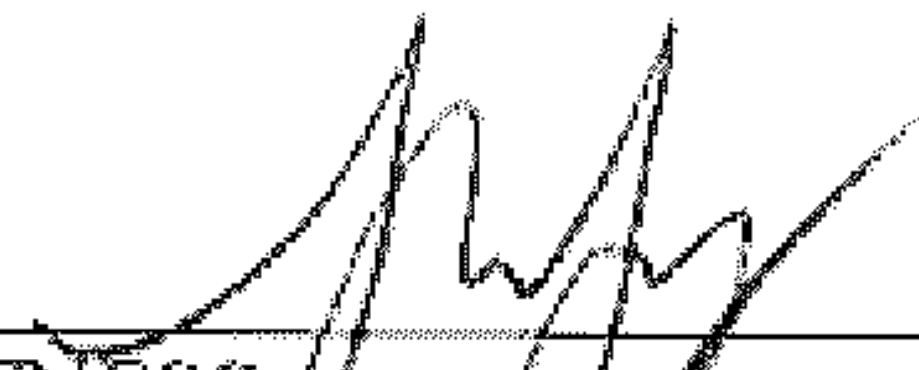

Lindsey Myshrall Motyka

Kenneth R. Motyka

By 
Shelby Motyka, Personal Representative

3426 Shady Brook Ln.
Sarasota, FL 34243
WITNESS 1 ADDRESS

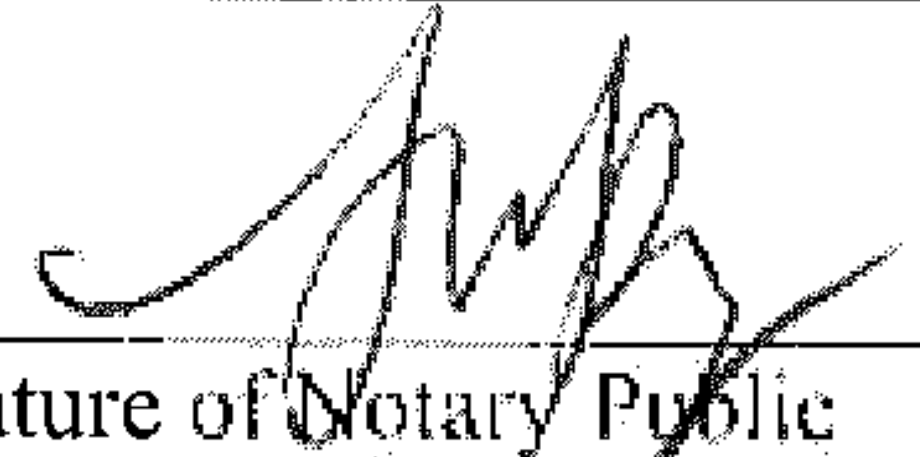
626 Crane Prairie way
Osprey, FL 34229
WITNESS 2 ADDRESS


WITNESS
PRINT NAME: Sarah Dany


WITNESS
PRINT NAME: Todd A Currey

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this
26 day of June, 2026, by Shelby Marie Motyka, Lindsey Myshrall Motyka and Shelby Motyka, Personal
Representative of Kenneth R. Motyka, (☐) who is/are personally known to me or (☒) who has/have produced
Drivers License as identification.


Signature of Notary Public
Sarah Dany
Print, Type/Stamp Name of Notary

