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6/29/2026 11:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513303

Doc Stamp-Deed: \$1,344.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-064.S

WARRANTY DEED

This Indenture, made on this 23rd day June of 2026 by **Stephen Smith, a/k/a Stephen Michael Smith, a married man and John Smith, V, a/k/a John Henry Smith, V, an unmarried man** whose address is 68 Quaker Road, New Durham, New Hampshire 03855, hereinafter called the grantors, to **Dan West, a married man**, whose address is 6742 Ashley Ct, Sarasota, Florida 34241, hereinafter called the grantees:

(Whenever used herein the term "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 grantors, for and in consideration of the sum of **One Hundred Ninety Two Thousand dollars & no cents, (\$192,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 11, Block 1, VENICE EAST SECTION ONE, as per Plat thereof recorded in Plat Book 12, Pages 13, 13A and 13B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0446140006**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

Grantors covenant that the subject property is not the Homestead of Grantors or Grantors' spouse, nor is it contiguous thereto.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Kayla Martinez

Witness Printed Name Kayla Martinez

Address: 670 W 71st PL Hialeah, FL 33014

Soraima I. Martinez

Witness Printed Name Soraima I. Martinez

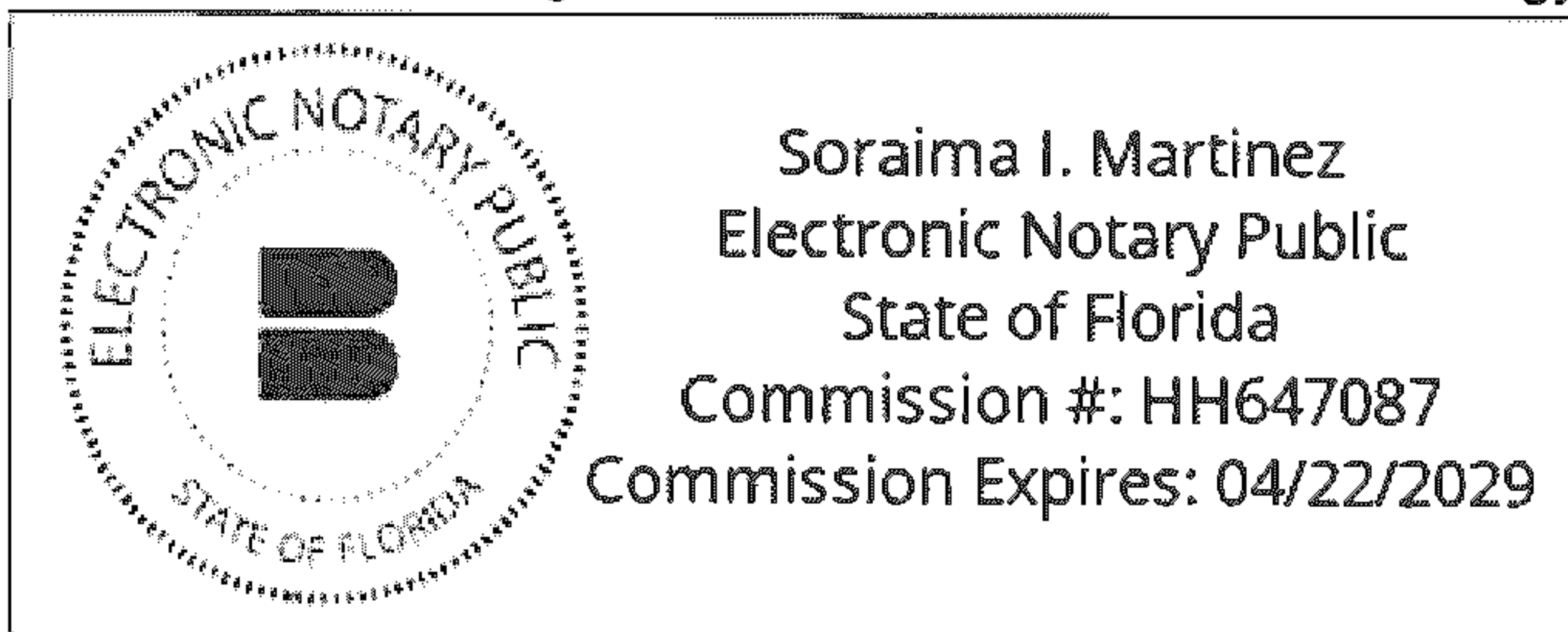
Address: 670 W 71st PL Hialeah, FL 33014

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or ✓ online Notarization on June 17, 2026, by Stephen Smith a/k/a Stephen Michael Smith, who is personally known to me or who has produced Driver License as identification.

Notarized online using audio-video communication technology



[Signature]

Stephen Smith, a/k/a Stephen Michael Smith

Soraima I. Martinez

Notary Public

Print Name: Soraima I. Martinez

My Commission

Expires: 04/22/2029

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Kayla Martinez

Witness Printed Name Kayla Martinez

Address: 670 W 71st PL Hialeah, FL 33014

John H. Smith V

John Smith, V a/k/a John Henry Smith, V

Soraima I. Martinez

Witness Printed Name Soraima I. Martinez

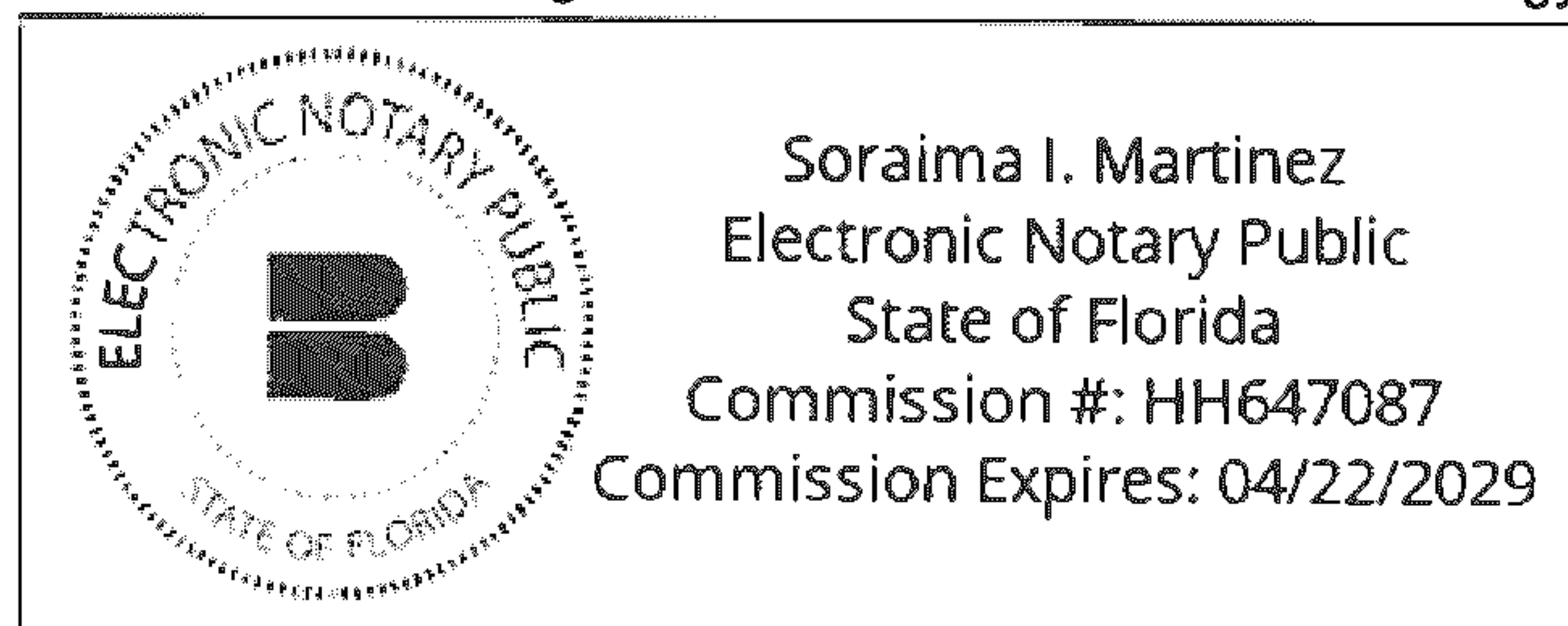
Address: 670 W 71st PL Hialeah, FL 33014

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of _____ physical presence or ☒ online Notarization on June 17, 2026, by John Smith, V a/k/a John Henry Smith, V, who is personally known to me or who has produced Passport as identification.

Notarized online using audio-video communication technology



Soraima I. Martinez

Notary Public

Print Name: Soraima I. Martinez

My Commission

Expires: 04/22/2029