

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088319 2 PG(S)**

6/29/2026 12:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513449

Doc Stamp-Deed: \$3,325.00

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No 2026-6651

Purchase Price: \$475,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$3,325.00

Parcel Identification No.: 0194150016

WARRANTY DEED

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

THIS INDENTURE made this **26th day of June, 2026**, between **John Alcala and Sheri Alcala, husband and wife**, whose post office address is **1284 Cimarron Road, Frisco, TX 75036**, Grantors, to **Sinead Carr and William Runyon, wife and husband**, whose post office address is **1712 Cleat Lane, Sarasota, FL 34240**, Grantees:

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

Lot 16, NAUTIQUE AT WATERSIDE, according to the Plat thereof recorded in Plat Book 56, Pages 361 through 370, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

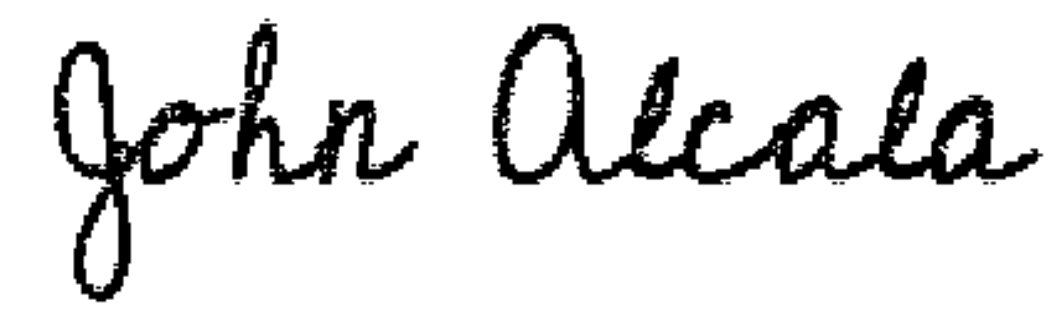
WITNESSES #1:



Printed Name: Jamila S. Grant

P.O. Address: 4955 Rain Shadow Drive

St. Cloud, FL 34772



John Alcala



Sheri Alcala

WITNESSES #2:



Printed Name: Jodie Edson

P.O. Address: 11615 John Parrish Cove

Parrish, FL 34219

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of June, 2026, by John Alcala and Sheri Alcala, ☐ who is/are personally known to me or ☒ who has/have produced TX DRIVER'S LICENSE as identification.



Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

