

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088569 2 PG(S)
June 29, 2026 03:31:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



Prepared by and return to:

Neil T. Lyons, Esq.
Luhrsen Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, FL 34240

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **24th day of June, 2026** between **Jeffery K. Twigg (aka Jeff Twigg)**, a married man, whose post office address is 3134 Charles MacDonald Drive, Sarasota, FL 34240, grantor, and **J & C Twigg, LLC, a Florida Limited Liability Company**, whose post office address is 3134 Charles MacDonald Drive, Sarasota, FL 34240, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 **County**, to-wit:

Lot 6, Arbor Trace, Unit 3, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 38, pages 7 and 7A, of the Public Records of Sarasota County, Florida.

Property Address: 5991 Hagerman Road, Sarasota, FL 34232

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, 2026.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

THE PROPERTY DOES NOT CONSTITUTE THE GRANTOR’S HOMESTEAD
IINSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Signed, sealed and delivered in our presence:

Witness #1
Sign: *Crystal Casey*
Print: Crystal Casey
Address: 6954 Professional Parkway
Lakew Wood Ranch, FL 34240

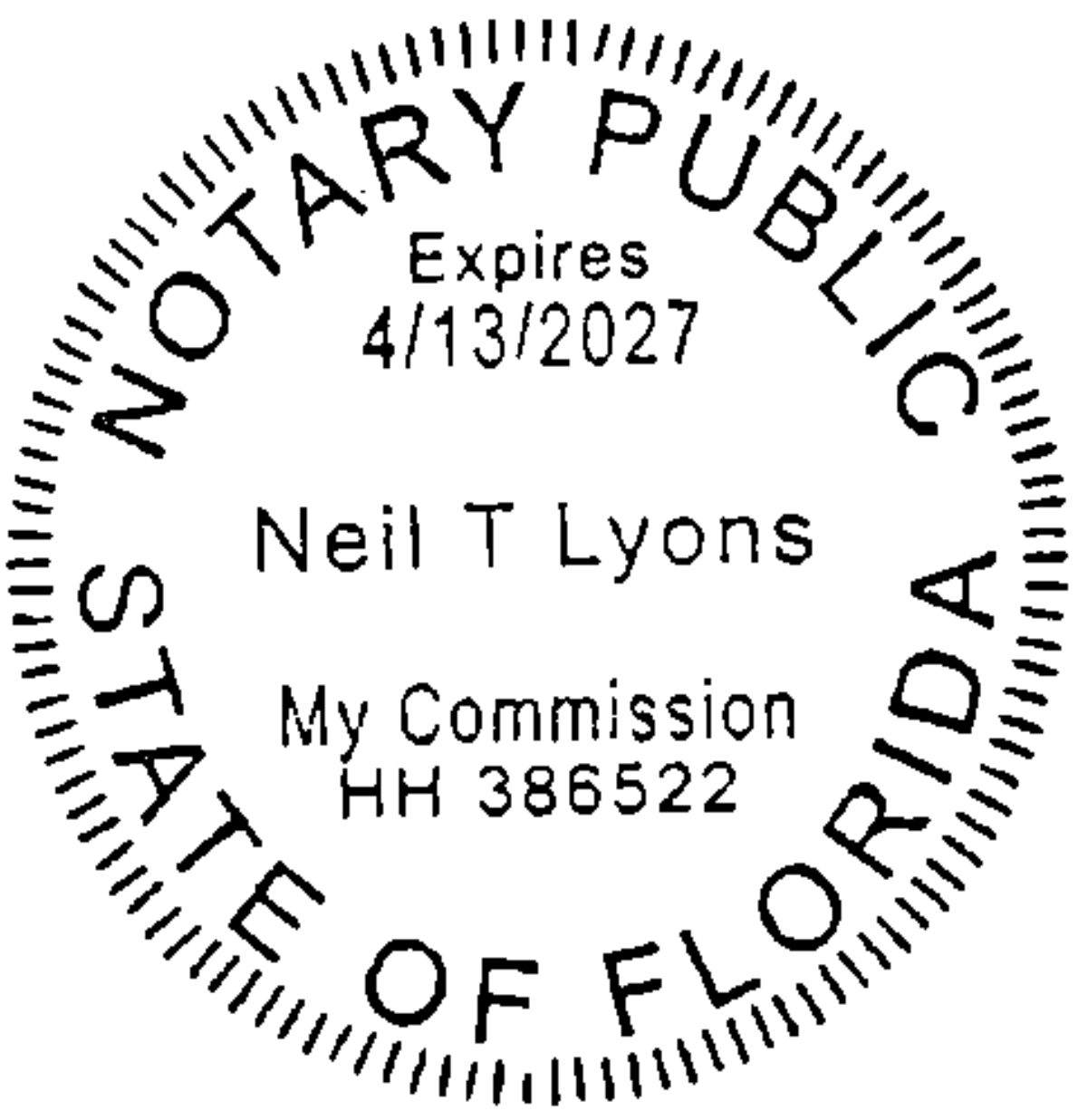
Witness #2
Sign: *Carol Yawn*
Print: Carol Yawn
Address: 6954 Professional Parkway
Lakewood Ranch, FL 34240

Jeffery K. Twigg
Jeffery K. Twigg, Grantor
3134 Charles MacDonald Drive
Sarasota, FL 34240

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 24th day of June, 2026 by Jeffery K Twigg, who [X] is personally known or [] has produced _____ as identification.

[Seal]



Neil T Lyons
Notary Public
Print Name: _____
My Commission Expires: _____