

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088661 2 PG(S)**

6/29/2026 4:40 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3513740

Doc Stamp-Deed: \$1,820.00

Consideration: \$260,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49394-001

Property Appraiser's Parcel ID No.: 0066-11-2028

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of June, 2026, by and between **PATSY D. MCCOMBS, AN UNREMARRIED WIDOW**, whose address is **6870 Alister Way, Fort Myers, FL 33912** (hereinafter "GRANTOR"), and **LAURA DUGAN, A SINGLE WOMAN**, whose address is **5609 Evergreen Drive, #28, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 28, MODEL C, CENTER GATE VILLAGE CONDOMINIUM, SECTION FOUR, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1338, PAGE 1948, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 7, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is 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 GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Lynessa Webb
Printed Name Lynessa Webb
P.O. Address 838 Puccini Ave
Lehigh Acres FL 33974

Patsy D. McCombs
Patsy D/McCombs

(2) Nadiya Webb
Printed Name Nadiya Webb
P.O. Address 4114 10th St SW
Lehigh Acres FL 33976

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23rd day of June, 2026, by Patsy D. McCombs, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Nadiya Webb
Signature of Notary Public

Nadiya Webb
Print, Type/Stamp Name of Notary

