

Prepared by and return to:
Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6720

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026091451 2 PG(S)

7/6/2026 1:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3515986

Purchase Price: \$1,250,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$8,750.00
Parcel Identification No.: 0117150006

Doc Stamp-Deed: \$8,750.00

WARRANTY DEED

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

THIS INDENTURE made this **6th day of July, 2026**, between **Marc R. Schemel and Angela M. Schemel, husband and wife**, whose post office address is **5835 Palmer Ranch Pkwy, Sarasota, FL 34238**, Grantors, to **Dustin Gray, a single man**, whose post office address is **5835 Palmer Ranch Parkway, Sarasota, FL 34238**, Grantee:

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 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 259, OF ARBOR LAKES ON PALMER RANCH-PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 30, 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 Grantee 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 Grantee 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: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Marc R. Schemel

Angela M. Schemel

WITNESSES #2:

Printed Name: Sara H. Schemel

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026, by Marc R. Schemel and Angela M. Schemel, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Hayley A. Baldinelli
Signature of Notary Public

Print, Type/Stamp Name of Notary

