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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517639

Prepared by and return to:

Emilio R. Lenzi, Esq.

Attorneys Key Title LLC

900 SE 3rd Avenue, #202

Fort Lauderdale, FL 33316

File Number: 26-2315

Doc Stamp-Deed: \$3,710.00

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## Warranty Deed

This Warranty Deed made this 8th day of July, 2026 between Russell Strayer and Stephanie P. Strayer, husband and wife whose post office address is 7321 Hemlock Lane, Sarasota, FL 34241, grantor, and Patty Y. Saavedra and Miguel Saavedra, wife and husband whose post office address is PO Box 5007, Sarasota, FL 34277, 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, Florida** to-wit:

**Lot 49, River Forest, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 114, of the Public Records of Sarasota County, Florida.**

**a/k/a: 2149 Wason Road, Sarasota, FL 34231**

**Parcel Identification Number: 0085-13-0019**

**Subject to** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2026** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**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.

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

Signed, sealed and delivered in our presence:

Julian J. Sacco  
Witness Name: Julian J. Sacco  
Witness Address: 6424 Silverstar  
Dr. Sarasota, FL 34240

Russell Strayer  
Russell Strayer  
Stephanie P. Strayer  
Stephanie P. Strayer

Debra A. Crawford  
Witness Name: Debra A. Crawford  
Witness Address: 2421 Riverbluff Pkwy.  
Sarasota FL 34231

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2026, by Russell Strayer and Stephanie P. Strayer, ☐ who is/are personally known to me or ☒ who has/have produced driver licenses as identification.

Debra A. Crawford  
Signature of Notary Public

Debra A. Crawford  
Print, Type/Stamp Name of Notary

