

7/17/2026 2:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521255

Doc Stamp-Deed: \$4,305.00

Prepared by and Recording requested by:

John E. Wickman, Esquire

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: WLG-4571.8Y

Consideration: \$615,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of July 17, 2026, Amy Lynn Valenti and Matthew James Harry, wife and husband, (henceforth referred to as “Grantor”) of 2265 Cameron Lane, Sarasota, FL 34231, for consideration paid, grant to Jon Graf, a single man, (henceforth referred to as “Grantee”) of PO Box 25655, Sarasota, FL 34277, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 353, BAY LANDING PHASE 2B, according to the plat as recorded in Plat Book 54, Pages 247 through 255, of the Public Records. of Sarasota County, Florida.

Parcel ID 0213030353

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

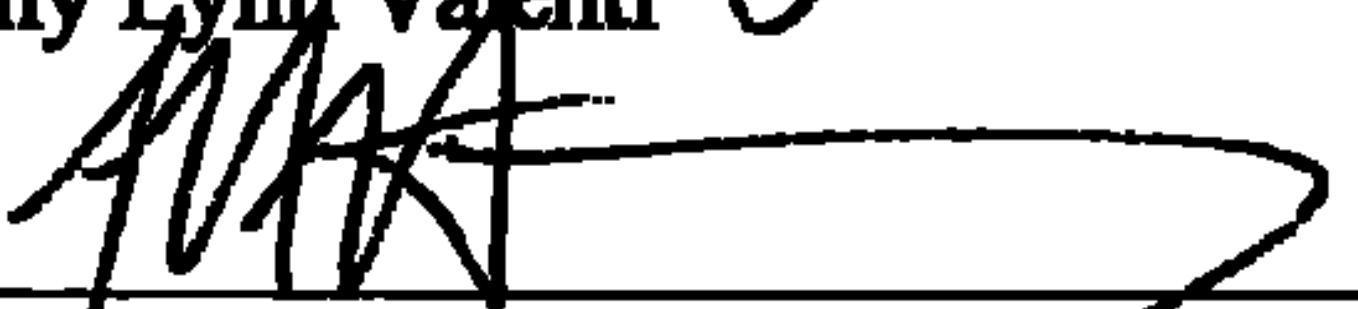
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of July, 2026.



Amy Lynn Valenti


Matthew James Harry



Witness #1 Signature

NICHOLAS GARD

Witness #1 Printed Name
P.O. Address: 1423 Kimbra Ln.
Sarasota FL 34231



Witness #2 Signature
John E. Wickman

Witness #2 Printed Name
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16 day of July, 2026, by Amy Lynn Valenti and Matthew James Harry, () who are personally known to me or (X) who have produced FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

