

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026098192 2 PG(S)**

7/20/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521719

Doc Stamp-Deed: \$3,094.00

Prepared by and return to:

Frank Cruz Jr.

First Title Source LLC

1267 Court Street

Clearwater, FL 33756

(727) 399-6977

File No 1-2026-14510

Parcel Identification No 0018040082

|Space Above This Line For Recording Data|

WARRANTY DEED

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

This indenture made the 17th day of July, 2026 between Dustin Aaron Crosson, a married man, whose post office address is 2424 51st Street, Sarasota, FL 34234, of the County of Sarasota, State of Florida, Grantor, to Jacob Abdel, a single man, whose post office address is 6282 Bonaventure Court, Sarasota, FL 34243, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 30, CEDAR CREEK, UNIT NO. V, according to the map or plat thereof recorded in Plat Book 31, Pages 18, of the Public Records of Sarasota County, Florida.

Property is not the homestead of the grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Dustin Aaron Crosson



7/14/2026 01:42 PM EDT

Dustin Aaron Crosson

Arlyce Perreault



07/14/2026 01:43 PM EDT

WITNESS

PRINT NAME: **Arlyce Perreault**

Scott Robert Perreault



07/14/2026 01:45 PM EDT

WITNESS

PRINT NAME: **Scott Robert Perreault**

660 NW 20th Ave Apt 115

Grand Rapids MN 55744

WITNESS 1 ADDRESS

10903 Glenhurst Street

Fort Myers, FL 33913

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF **LEE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this **14th** day of July, 2026, by Dustin Aaron Crosson, ☐ who is/are personally known to me or ☒ who has/have produced **Drivers License** as identification.

Scott Robert Perreault

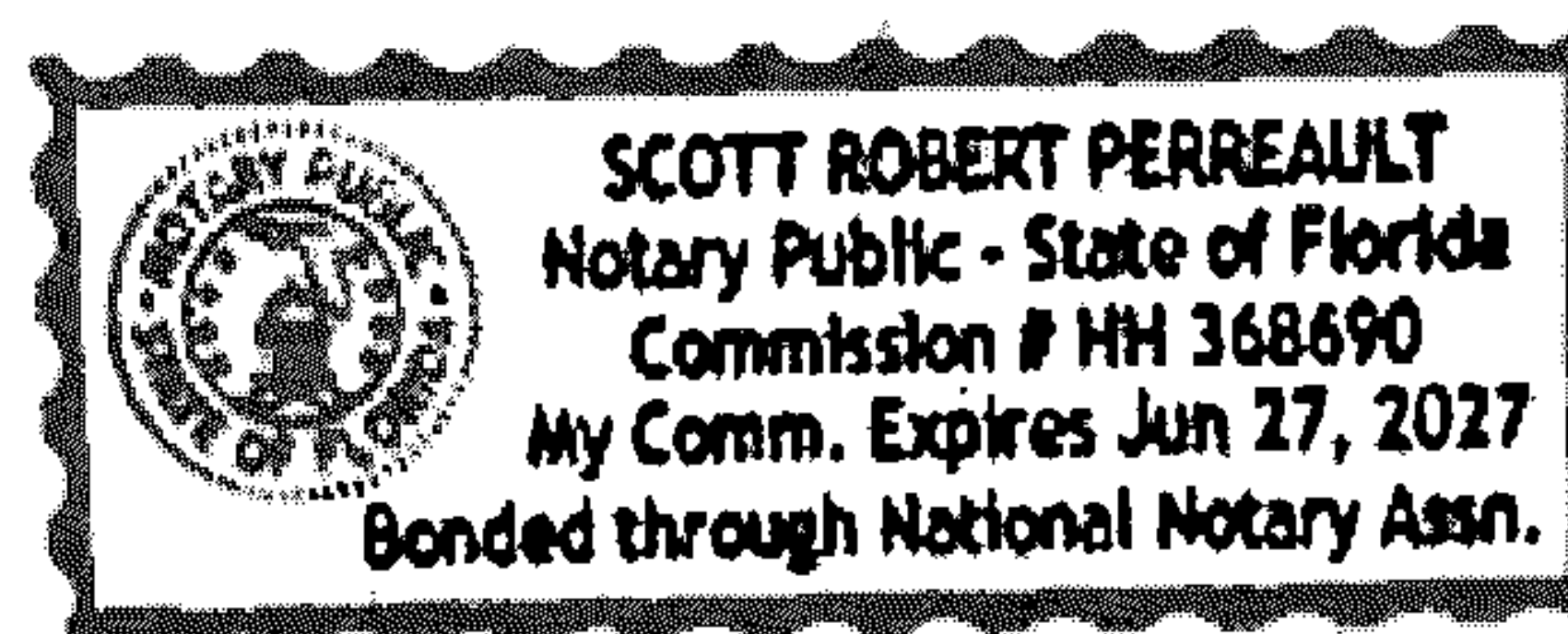


07/14/2026 01:45 PM EDT

Signature of Notary Public

Scott Robert Perreault

Print, Type/Stamp Name of Notary



Online Notary Public. This notarial act involved the use of online audio/video communication technology.