

7/20/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521732

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$2,450.00

File Number: 2026-106

Consideration:\$350,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 17th day of July, 2026 between Christopher M. Litz and Deborah J. Litz, husband and wife whose post office address is 3708 Royal Palm Drive, Bradenton, FL 34210, grantor, and Kyle J. Reich, a single man whose post office address is 5051 Brookmeade Drive, Sarasota, FL 34232, 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 399, RIDGEWOOD ESTATES, 8TH ADDITION, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 11, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0063080090

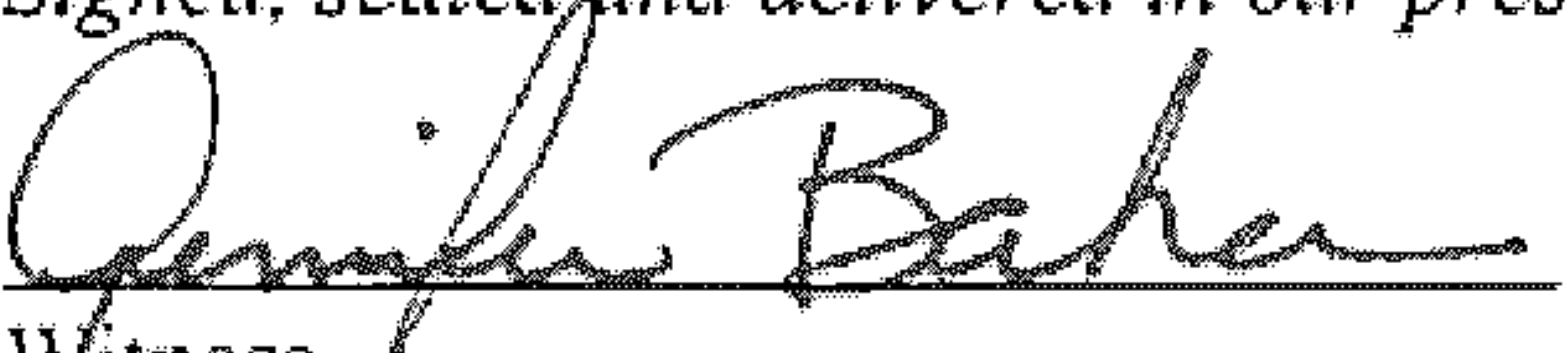
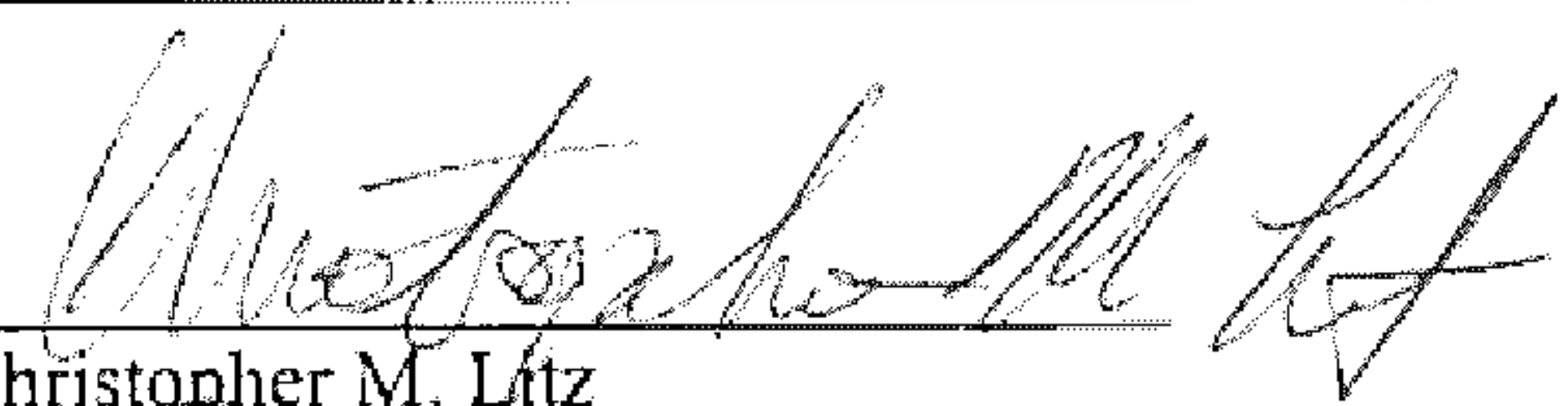
Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

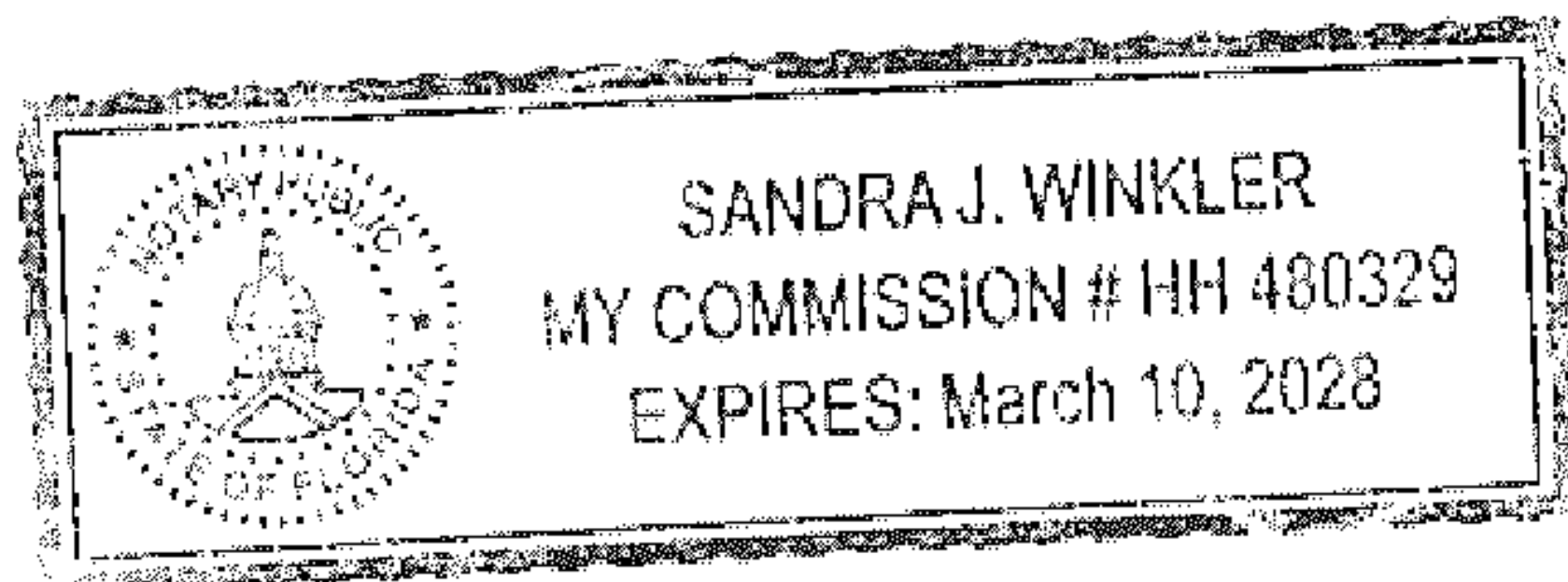
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 14 day of July, 2026.

<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>JENNIFER BAKER</u> Address: <u>229 Pensacola Rd</u> <u>Venice FL 34285</u>	 Christopher M. Litz  Deborah J. Litz
 Witness Printed Name: <u>SANDRA WINKLER</u> Address: <u>229 Pensacola Rd</u> <u>Venice FL 34285</u>	

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026 by Christopher M. Litz and Deborah J. Litz who ☐ is personally known or ☒ has produced FLDL as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____