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INSTRUMENT # 2026100406 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523569

Doc Stamp-Deed: \$3,535.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-082.S

WARRANTY DEED

This Indenture, made on this 22nd day of July 2026 by Anna Wells, an unmarried widow whose address is 4247 Oakhurst Cir E #3033, Sarasota, Florida 34233, hereinafter called the grantor, to Jesse Birkey and Kara Birkey, husband and wife whose address is 4403 Diamond Cir N, Sarasota, Florida 34233, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Five Hundred Five Thousand dollars & no cents, (\$505,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 56, EMERALD GARDENS, according to the plat thereof, recorded in Plat Book 33, Page(s) 23 through 23A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0069020068

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature [Signature]

Witness Printed Name Deborah-Ann Ritchie

Anna Wells
Anna Wells

Witness Address 3400 S. Tamiami Trl #304
Sarasota, FL 34239

Witness Signature [Signature]

Witness Printed Name Cynthia A Riddell

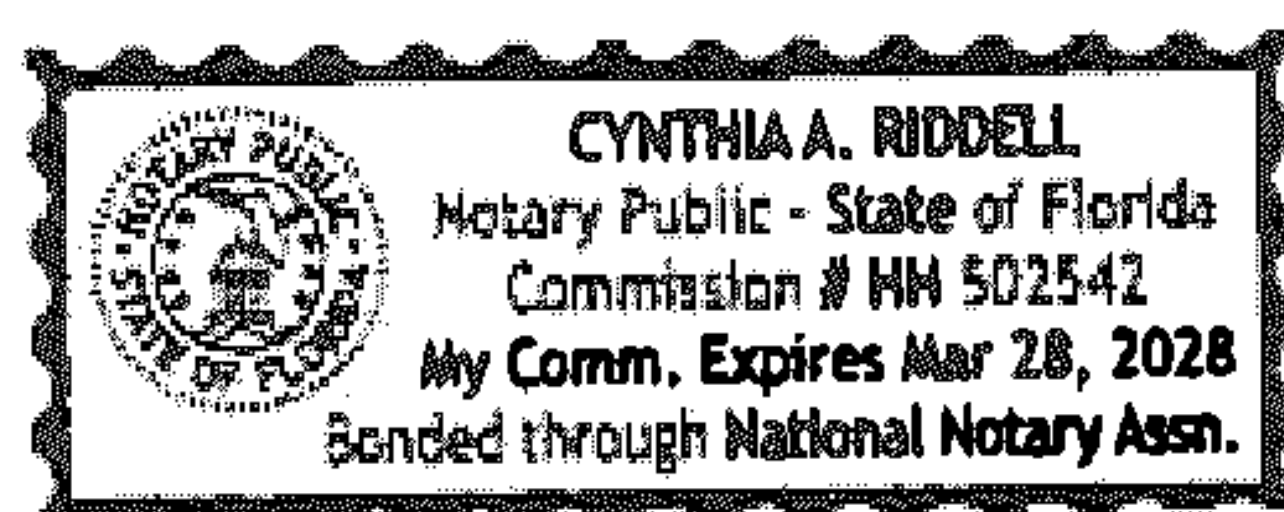
Witness Address 3400 S. Tamiami Trl #304
Sarasota, FL 34239

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on July 20, 2026, by Anna Wells, an unmarried widow, who () is personally known to me or who () has produced DL as identification.

SEAL:



[Signature]
Notary Public - Signature

Print Name: _____

My Commission Expires: _____