

8/7/2026 12:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529850

Doc Stamp-Deed: \$2,520.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-541
Parcel ID: 0062040056
Consideration: \$360,000.00

Warranty Deed

Know All Men By These Presents that, **Dana Krutil**, a single woman, (henceforth referred to as "Grantor") of **3976 East Highway 47, Winfield, MO 63389**, for consideration paid, grant to **Elizabeth Dale**, a single woman, and **Cruise Heyden**, a single man, as joint tenants with full rights of survivorship, (henceforth referred to as "Grantee") of **4553 Linwood Street, Sarasota, FL 34232**, 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 2126, SARASOTA SPRINGS, UNIT NO. 18, according to plat thereof as recorded in Plat Book 9, Page 77, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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, the said, Grantor, hereunto set by hands and seals this 7th day of August, 2026

Francelino Rodrigues
Witness #1 Signature

Francelino Rodrigues
Witness #1 Printed Name

P.O. Address: 3976 E. Hwy 47
WINFIELD, MO 63379

Starla Christian
Witness #2 Signature

STARLA Christian
Witness #2 Printed Name

P.O. Address: 202 Woodhurst Dr.
Wentzville, mo 63385

STATE OF MISSOURI
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this ____ day of August, 2026, by Dana Krutil, (☐) who is/are personally known to me or (☒) who has/have produced Florida as identification.

Starla Christian
Signature of Notary Public

STARLA Christian
Print, Type/Stamp Name of Notary

