

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107999 2 PG(S)

8/7/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530040



Doc Stamp-Deed: \$5,950.00

Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 267668-91

WARRANTY DEED

This indenture made on **August 07, 2026** by **Christopher Messenger and Mary E Messenger, husband and wife**, whose address is: 5673 Piccolo St., Nokomis, FL 34275 hereinafter called the "grantor", to **Christopher Bronson and Jill Bronson, husband and wife**, whose address is: 157 Lookout Point Drive, Osprey, FL 34229, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 316, SOUTHBAY YACHT AND RACQUET CLUB, according to the Plat thereof, recorded in Plat Book 22, Page(s) 27 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0158080012**

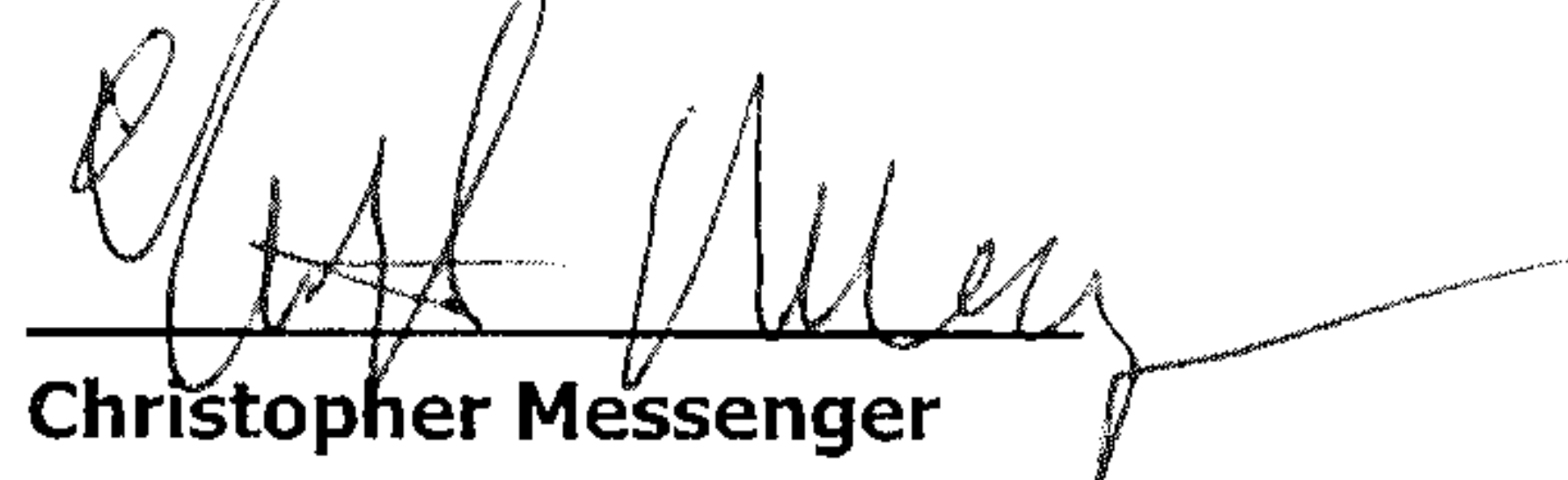
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

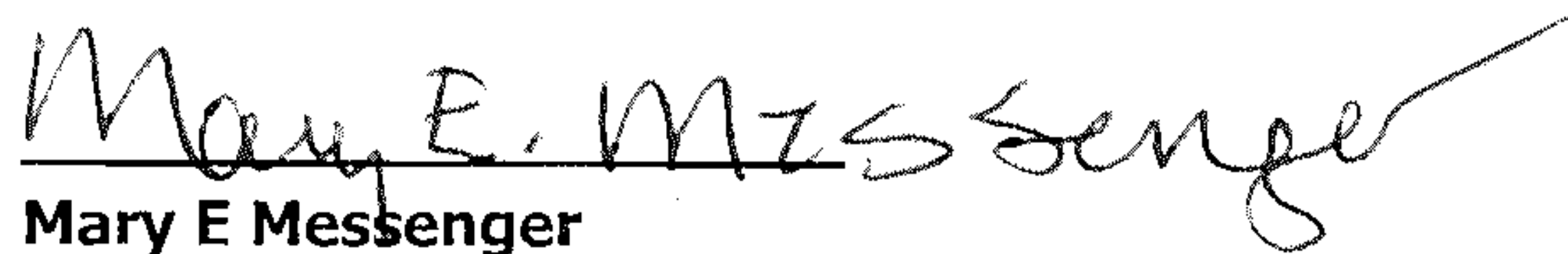
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

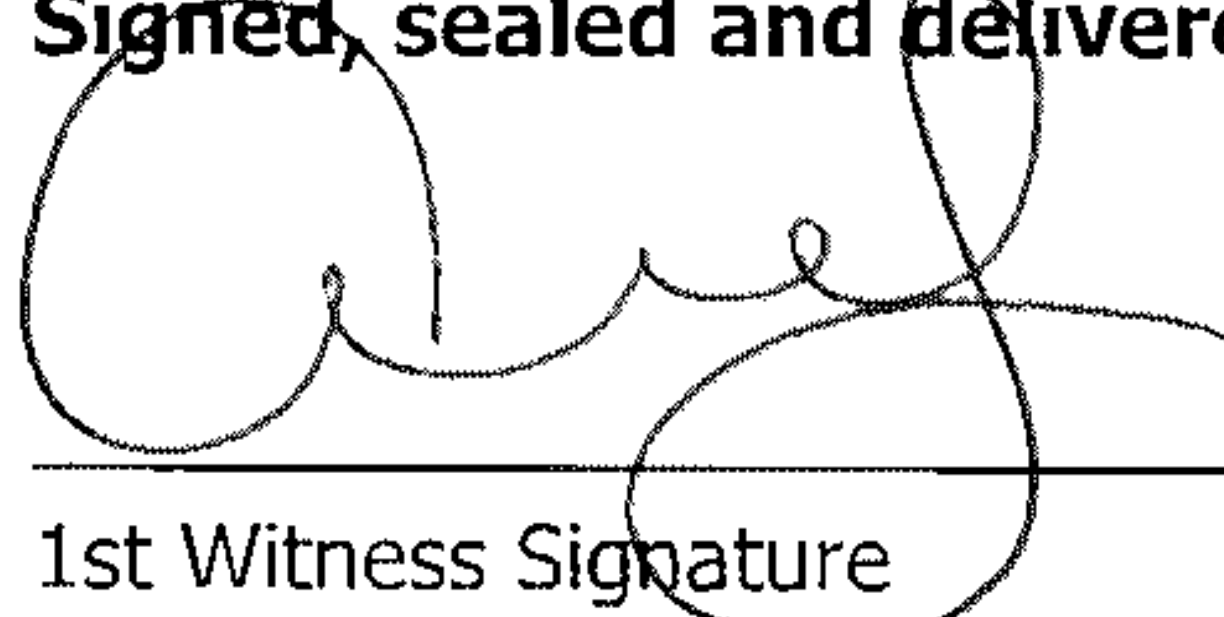
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Christopher Messenger


Mary E Messenger

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Alicia Lopez

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285


2nd Witness Signature

Print Name: P. REAVES

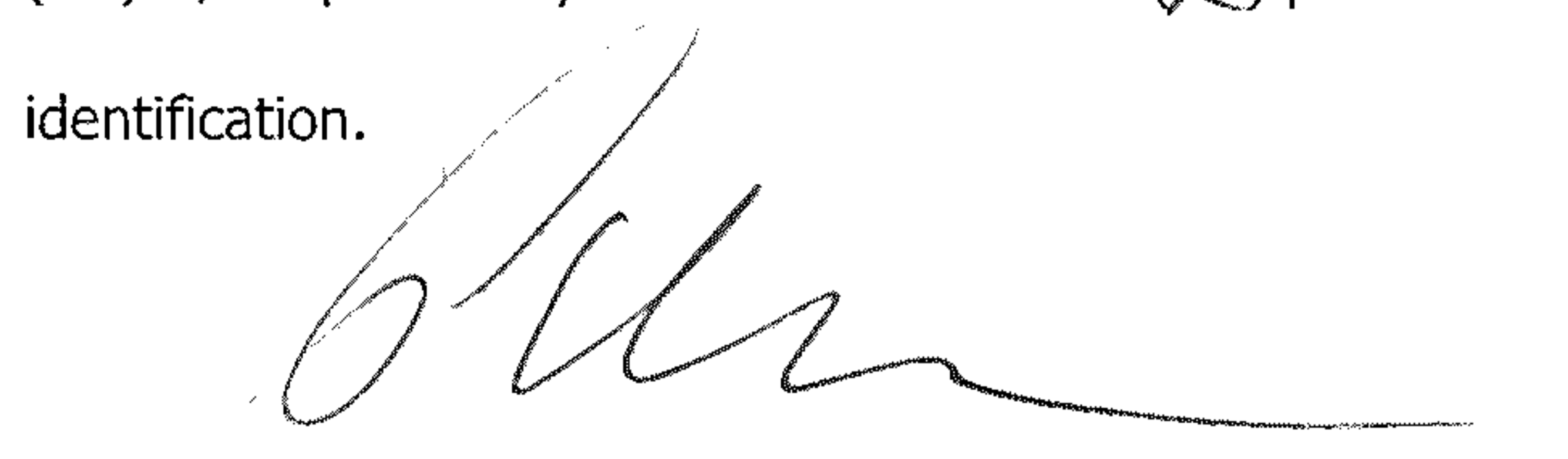
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on July 30, 2020, by **Christopher Messenger and Mary E Messenger**, who

() is/are personally known to me or who (☒) produced a valid photo ID as identification.



Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

