

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110923 2 PG(S)**

8/14/2026 10:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532651

Doc Stamp-Deed: \$175.00

Prepared by and return to:

Missy M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit I

Port Charlotte, FL 33953

File No PC-26-100

Parcel Identification No 0984-04-8429

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of August, 2026 between Leonard Wright and Trudian Gertrude Fraser Wright, husband and wife, whose post office address is 10 Ross Avenue, Bay Shore, NY 11706, of the County of Suffolk, New York, Grantor, to Radames Osorio and Leika Melendez, husband and wife, whose post office address is 1923 Bushnell Avenue, North Port, FL 34286, of the County of Sarasota, 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 29, Block 484, Eighth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Mary Reilly
WITNESS
PRINT NAME: MARY REILLY
Michael J Reilly
WITNESS
PRINT NAME: Michael J Reilly

Leonard Wright
Leonard Wright
Trudian Fraser Wright
Trudian Gertrude Fraser Wright
360 GARDEN STREET
WEST ISLIP NY 11795
WITNESS 1 ADDRESS
360 Garden Street
West Islip, NY 11795
WITNESS 2 ADDRESS

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10th day of August, 2026, by Leonard Wright and Trudian Gertrude Fraser Wright, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Michael J Reilly
Signature of Notary Public
Michael J Reilly
Print, Type/Stamp Name of Notary

MICHAEL J REILLY
Notary Public - State of New York
No. 01RE6335429
Qualified in Suffolk County
My Comm. Expires Jan. 11, 2028