

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110959 2 PG(S)**

8/14/2026 11:30 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532683

Prepared by and After

Recording Return to:

Properties Title, LLC

Attn: Maurice Azerad, Esq.

5218 Paylor Ln.

Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,100.00

File No.: 2026-07-4759

Parcel ID Number: 0075080070

WARRANTY DEED

This WARRANTY DEED, made August 14, 2026, by **GREGG MURPHY, A SINGLE MAN, AND GAYLE KINDIG, A SINGLE WOMAN**, whose address is 5551 America Dr, Sarasota, FL 34231 (the "Grantor"), to **DEBRA A. MORSE, A MARRIED WOMAN**, whose address is 39 Apache Drive, Westerly, RI 02891 (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 THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) and other valuable consideration, 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:

The East 15 feet of Lot 24, and all of Lot 25, Bahama Heights, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 18, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Signature

Witness Printed Name **Kyra L. Johnson**

Witness #1 Address **5218 Paylor Ln.
Sarasota, FL 34240**

Signature

Witness Printed Name **Cyndi Hoffmann**

Witness #2 Address **5218 Paylor Ln.
Sarasota, FL 34240**

Gregg Murphy

Gayle Kindig

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 12th day of August, 2026, by Gregg Murphy and Gayle Kindig, who is/are ☐ personally known to me or who has/have ☒ produced FL ID as identification

Notary Public

Print Name: **Kyra L. Johnson**

My Commission Expires: _____

