

8/17/2026 10:41 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533186

Doc Stamp-Deed: \$7,175.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-635
Parcel ID: 0357010591
Consideration: \$1,025,000.00

Warranty Deed

Know All Men By These Presents that, **Mark Mitchell, Individually and as Personal Representative of The Estate of Paula M Buscher and as Trustee of The PMB Revocable Trust Agreement dated March 24, 2004**, (henceforth referred to as "Grantor") of **411 Vanderkloot Drive, Osprey, FL 34229**, for consideration paid, grant to **Stephen Young and Dana Young, husband and wife**, (henceforth referred to as "Grantee") of **2100 Heritage Ave, Apt 1444, Eules, TX 76039**, 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 591, TALON PRESERVE, PHASE 4, Section 18, Township 38 South, Range 19 East,
according to plat thereof as recorded in Plat Book 55, Pages 185 through 198, 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 14th day of August, 2026

WARRANTY DEED

Witness #1 Signature

Witness #1 Printed Name

P.O. Address:

2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature

Witness #2 Printed Name

P.O. Address:

2477 Stickney Point Rd #200A
Sarasota FL 34231

The Estate of Paula M Buscher and The PMB
Revocable Trust Agreement dated March 24, 2004

By:

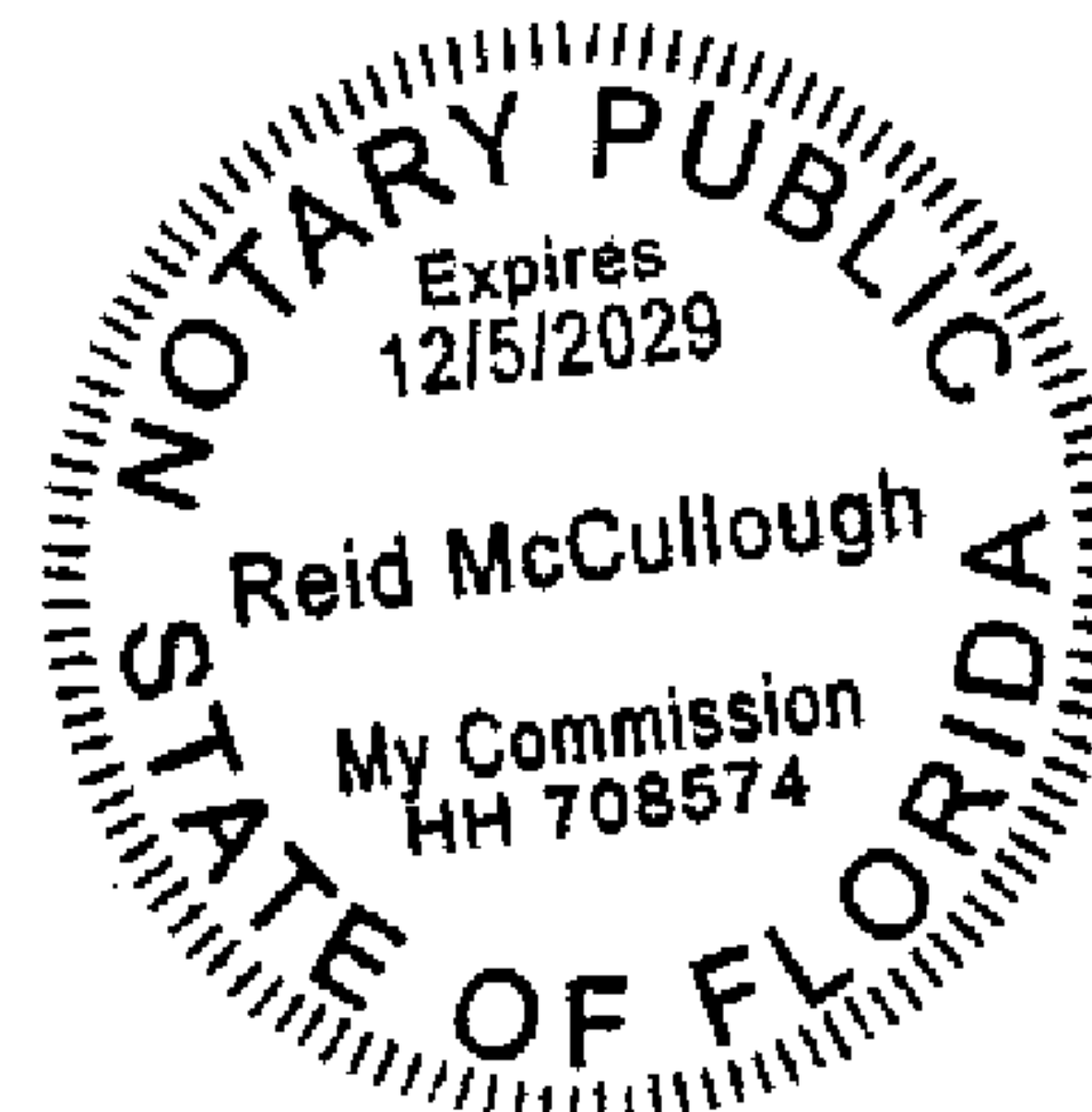
Mark Mitchell, Individually and as Personal
Representative and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 10 day of August, 2026, by Mark Mitchell, Individually and as Personal Representative of
The Estate of Paula M Buscher and as Trustee of the PMB Revocable Trust Agreement dated March 24, 2004,
☐ who is/are personally known to me or ☒ who has/have produced valid ID
as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED