

8/17/2026 1:06 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3533381

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260818

Parcel ID: **0449-11-0016**

Doc Stamp-Deed: \$1,435.00

Florida Documentary Stamps in the amount of **\$1,435.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the **17th day of August, 2026** by

Henry S. Anders and Helen Anders, Husband and Wife,

whose post office address is 256 Eider Road, Venice, FL 34293,

herein called the Grantor, to

Diane Y. Mitton, A Single Person,

whose post office address is 256 Eider Road, Venice, FL 34293,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 (**\$205,000.00**) 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, State of Florida, viz.:

Lots 16563 and 16564, SOUTH VENICE UNIT NO. 62, according to the map or plat thereof, recorded in Plat Book 7, Page 39, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton
Signature

Kimberly A. Moulton
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

Henry S. Anders
Signature

Helen Anders
Signature

Witness #2:

Mackenzie Pagalday
Signature

Mackenzie Pagalday
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of July, 2026, by Henry S Anders and Helen Anders, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Kim Moulton
Signature of Notary Public

Kimberly A. Moulton
Print, Type/Stamp Name of Notary

