

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112359 2 PG(S)

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Rec.: \$18.50
Our File: 51593
Parcel ID 0113020046

8/18/2026 11:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533925

Doc Stamp-Deed: \$2,870.00

General Warranty Deed

Made this 14th day of August, 2026 by **Frederick G. Weeman, a Single Man**, whose post office address is: 136 Forest Avenue, Eagles Mere, PA 17731, hereinafter called the grantor, to: **Patrick J. Saunders and Fani Saunders, Husband and Wife**, whose post office address is: 11 Cornell Avenue, Smithtown, NY 11787, hereinafter called 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 Ten and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 20, MIRA LAGO AT PALMER RANCH, PHASE 1, according to the map or plat thereof, as recorded in Plat Book 34, Pages 18, 18A to 18E, 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; 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, 2026.

SIGNATURES FOLLOW ON NEXT PAGE

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

Signed, Sealed and Delivered in Our Presence:

Lauren Ellis

Witness

Printed Name: Lauren Ellis

P.O. Address: 7901 4th St N

St. Pete FL 33702

Frederick G. Weeman

Frederick G. Weeman

Aleshia Hitchens

Witness

Printed Name: Aleshia Hitchens

P.O. Address: 8150 Vacek Meadows Loop

Richmond, Tx 77469

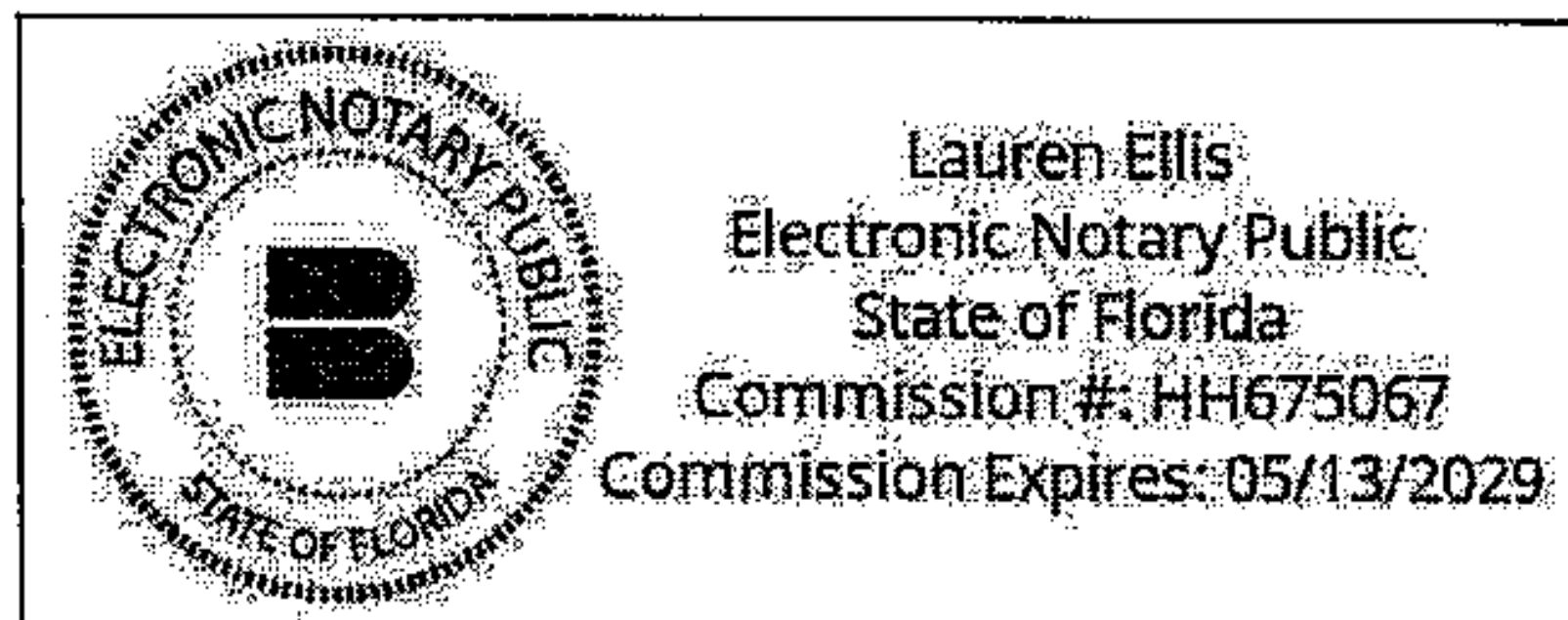
STATE OF Florida

COUNTY OF Orange

The foregoing instrument was sworn to and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of August 2026 by **Frederick G. Weeman**, who is/are personally known to me or who has/have produced Driver License as identification.

Notarized online using audio-video communication technology

[Notary Seal]



Lauren Ellis

Notary Public

My Commission Expires: 05/13/2029