

8/20/2026 2:04 PM

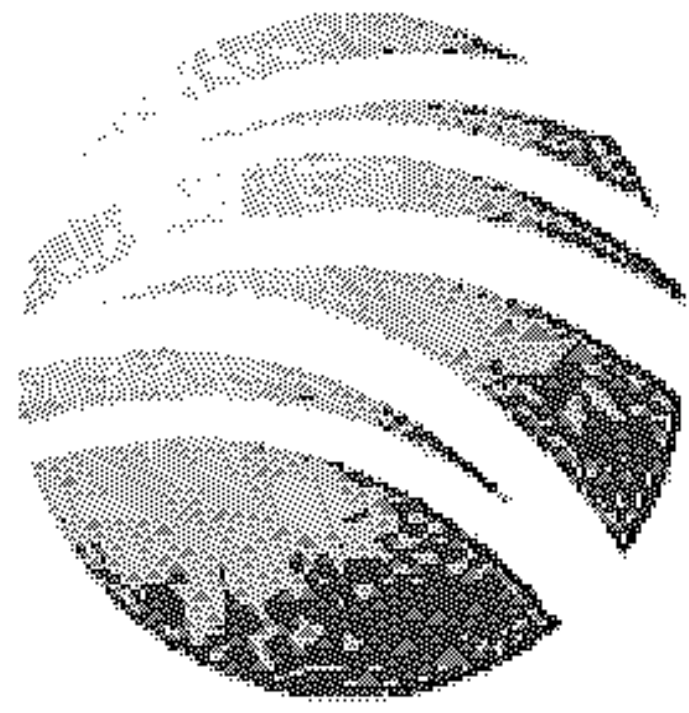
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535221



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$4,987.50

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-05374

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This Warranty Deed

Made this **20th day of August, 2026** by **Holly T. Shere, A Single Woman**, hereinafter called the Grantor, to **Gina Cullen, A Married Woman**, whose post office address is: **4860 Cedar Oak Way, Sarasota, FL 34233**, 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 Dollars (\$10.00) 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 situated in Sarasota County, Florida, viz:

Lot 488, THREE OAKS, UNIT 1, according to the plat thereof as recorded in Plat Book 39, Page(s) 13, 13-A through 13-E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0093060043

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Witness: (Signature)

Printed Name Jennifer Lynn Flodin

8180 S. Tamiami Trail Unit B
Address

Sarasota FL 34231
City, State, Zip

Christine Pope
Witness: (Signature)

Printed Name Christine Pope

1605 Main St. Ste 101
Address

Sarasota FL 34236
City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2026, by Holly T. Shere, a Single Woman, who: ☐ is personally known to me or ☒ produced FL DL as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

