

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X060
Parcel ID No. 0942153202 & 0942153203
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026114616 2 PG(S)

8/21/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535856

Doc Stamp-Deed: \$70.00

General Warranty Deed

This Warranty Deed dated this 21st day of August, 2026 by Michelle A. Brady, whose address is: 2267 Palm Terrace, Sarasota, Florida 34231, hereinafter called the Grantor, to Patrick Bryde, whose post office address is: 2844 Sunnyside St., Sarasota, Florida 34238, 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 Grantor, for the sum of \$10,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Parcel 1:

Lot 2, Block 1532, THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 15, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 3, Block 1532, THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 15, of the Public Records of Sarasota County, Florida.

The properties mentioned above are vacant lots.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

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

Signed, sealed and delivered as to all Grantors in the presence of:

P. Sullivan

Witness #1 Signature

P. Sullivan

Witness #1 Print Name

2042 Bee Ridge Rd.

Witness #1 Mailing Address

Sarasota FL 34239

Witness #1 City, State, Zip Code

Michelle A. Brady

Michelle A. Brady

Shelby L. Hochstetler

Witness #2 Signature

Shelby L. Hochstetler

Witness #2 Print Name

2042 Bee Ridge Road

Witness #2 Mailing Address

SARASOTA FL 34239

Witness #2 City, State, Zip Code

State of FL

County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 21 day of August, 2026, by Michelle A. Brady, who is personally known to me or X who produced drivers license as identification.

(Affix Seal)

Patricia S. Sullivan

Notary Public Signature

Print Name:

My Commission Expires:



PATRICIA S. SULLIVAN
Commission # HH 570404
Expires August 15, 2028