

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117787 2 PG(S)**

8/28/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538614

Prepared by and return to:

Meghan King Zych

Cloud Title

16703 Early Riser Avenue

Land O' Lakes, FL 34638

File No 2026-1166

Doc Stamp-Deed: \$3,395.00

Parcel Identification No 0085050038

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026 between Olivia Porter, a single woman, whose post office address is 1032 East Brandon Boulevard, 2633, Brandon, FL 33511, of the County of Hillsborough, Florida, Grantor, to Mintah Chapman, a single person, whose post office address is 2201 Outer Drive, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 98, Las Lomas De Sarasota, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 34, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Olivia Porter
Olivia Porter

Harvey Mars
WITNESS
PRINT NAME: HARVEY MARS

Amy Mars
WITNESS
PRINT NAME: AMY MARS

1118 WESTERN PINE CIR
SARASOTA, FL 34240
WITNESS 1 ADDRESS

1118 WESTERN PINE CIR
SARASOTA, FL 34240
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 26 day of AUGUST, 2026, by Olivia Porter, (☐) who is/are personally known to me or (☒) who has/have produced DRIVERS LICENSE as identification.

Amy Mars
Signature of Notary Public

AMY MARS
Print, Type/Stamp Name of Notary

