

8/31/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539035

Doc Stamp-Deed: \$735.00

Prepared by and Recording requested by:
Brenda Pickney
Trilogy Title & Closing, LLC
1211 N. Westshore Blvd.
Suite 115
Tampa, FL 33607

File Number: 2026-77
Parcel ID: 2020-16-0057
Consideration: \$105,000.00

Warranty Deed

Know All Men By These Presents that, Wendell Eugene Lane, single of 2720 Gillespie Avenue, Sarasota, FL 34234 and Marlene Lane, single, of 3414 Becker Glen Street Fresno TX 77545 (henceforth referred to as "Grantor") , for consideration paid, grant to Wendell Rainey, a single , (henceforth referred to as "Grantee") of 8448 Gardens Circle, Sarasota, FL 34243, with WARRANTY COVENANTS:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 19, Block I, Map of Newtown Heights, according to the Plat thereof, recorded in Plat Book 1, Page(s) 108, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 28th day of August, 2026.

Carol A. Moore
Witness Signature
Printed: Carol A. Moore
Address: 5127 Bent Owl Dr
Sarasota, FL 34237

Wendell Eugene Lane
Wendell Eugene Lane

Marlene Lane
Witness Signature
Printed: Marlene Lane
Address: 3414 Becker Glen Ave
Sarasota FL 34237

Marlene Lane

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by Wendell Eugene Lane, ☐ who is/are personally known to me or ☒ who has/have produced RLTD as identification.

Carol A Moore
Signature of Notary Public
Notary Public
Print, Type/Stamp Name of Notary



STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28th day of August, 2026, by Marlene Lane, ☐ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28th day of August, 2026, by Wendell Eugene Lane, ☐ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

STATE OF Texas
COUNTY OF Fort Bend

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by Marlene Lane, ☐ who is/are personally known to me or ☒ who has/have produced Texas Driver License as identification.

Mayra Penaloza
Signature of Notary Public

Mayra Penaloza
Print, Type/Stamp Name of Notary

