

8/31/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539356

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-459

Parcel ID: 0979039714

Consideration: \$229,000.00

Doc Stamp-Deed: \$1,603.00

Warranty Deed

Know All Men By These Presents that, **Sarah M. Wright, a single woman**, (henceforth referred to as "Grantor") of **3828 10th Street Northwest, Washington, DC 20011**, for consideration paid, grant to **WDC Dreams LLC, a District of Columbia Limited Liability Company**, (henceforth referred to as "Grantee") of **1535 11th Place Northeast, Washington, DC 20002**, 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 14, Block 397, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 12, Page 22, 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 31st day of August, 2026

Earl Wright
Witness #1 Signature

Earl Wright
Witness #1 Printed Name

P.O. Address: 3828 10th
St. N.W. Wash. DC 20011

Sheryl A Bufford
Witness #2 Signature

SHERYL A BUFFORD
Witness #2 Printed Name

P.O. Address: 1217 SHEPHERD ST NW
WASHINGTON, DC 20011

DC District of Columbia
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by Sarah M. Wright, ☒ who is/are personally known to me or ☐ who has/have produced driver's license as identification.

Tammie Hawkins
Signature of Notary Public

Tammie Hawkins
Print, Type/Stamp Name of Notary

Sarah M. Wright
Sarah M. Wright

