

9/1/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539991

Doc Stamp-Deed: \$4,480.00

Prepared by and return to:

Joseph McSherry

Assurity Title LLC

10129 Gallant Lane

Tampa, FL 33625

(813) 556-7501

File No 2026-2806

Consideration: 640,000.00

Parcel Identification No 0978140743

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WARRANTY DEED

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

This indenture made the 28th day of August, 2026 between Dennis Ray Becker and Julie K. Becker, husband and wife, whose post office address is 405 West Charlotte Avenue, Punta Gorda, FL 33950, of the County of Charlotte, State of Florida, Grantors, to Christopher Stewart and Joanne Stewart, husband and wife, whose post office address is 1062 Eagles Flight Way, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantees:

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

Lot 743, HERON CREEK, UNIT 9, a subdivision according to the plat thereof recorded in Plat Book 44, Page 4, of the Public Records of Sarasota County, Florida.

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

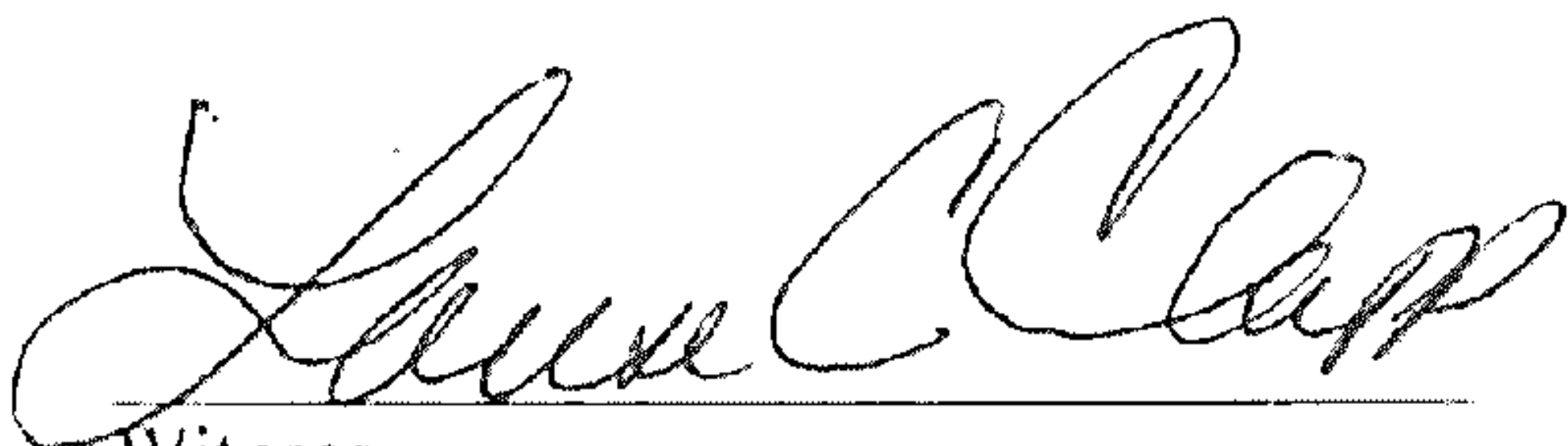
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

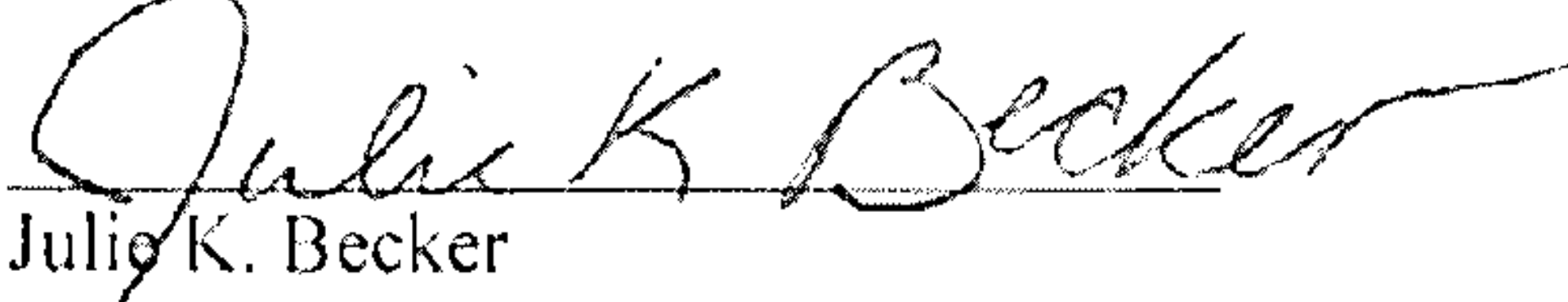
Print Name: LOUISE CLAPP

230 TAMiami TRAIL S/H STE 5B
VENICE FL 34285

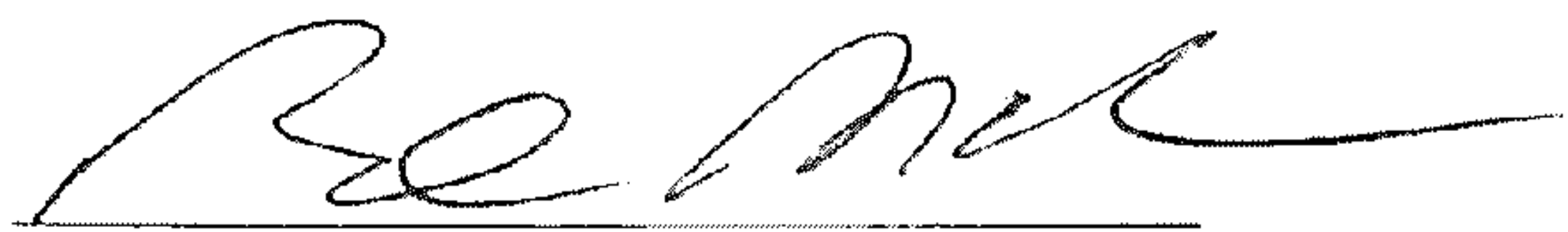
Witness Address



Dennis Ray Becker



Julie K. Becker



Witness

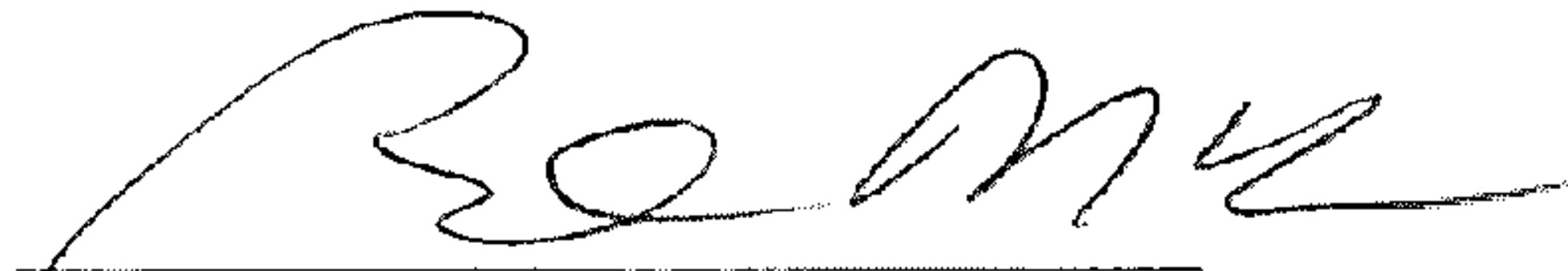
Print Name: Beth McKinnon

409 Baycrest Drive
Venice FL 34285

Witness Address

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 26th day of August, 2026, by Dennis Ray Becker and Julie K. Becker, () who is/are personally known to me or (X) who has/have produced FL Drivers Licenses as identification.



Signature of Notary Public

Beth McKinnon

Print, Type/Stamp Name of Notary

