

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026120078 2 PG(S)

9/2/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540500

Prepared By and Return To:

Eric Lee

213 Pompano Lane

Nokomis, FL 34275

Doc Stamp-Deed: \$0.70

File Number: 26-1064

Parcel ID: 0593-02-2150

Sale Price: \$10.00

Documentary Stamp Tax: \$.70

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## WARRANTY DEED

This indenture made this 28<sup>th</sup> day of August, 2026 by Eric Lee, an unmarried name, whose post office address is **213 Pompano Lane, Nokomis, FL 34275**, Grantor, to Eric Lee, whose post office address is **213 Pompano Lane, Nokomis, FL 34275** and Bridgette M. Wilson, joint tenants with rights of survivorship, whose post office address is **5330 Myakka Valley Trail, Sarasota, FL 34231**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration 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 County, Florida, to-wit:

**Lot 215, MYAKKA VALLEY RANCHES, Unit No. 4 Subdivision, according to the plat thereof, recorded in Plat Book 23, Pages 10, 10A, and 10B, of the Public Records of Sarasota County, Florida**

**A/K/A 5330 Myakka Valley Trail, Sarasota, FL 34241**

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

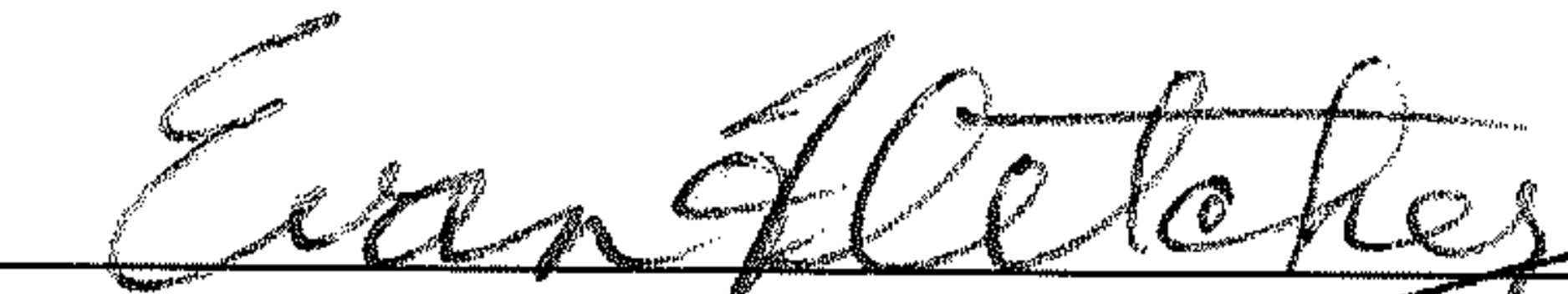
**Subject to** taxes for 2026 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

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

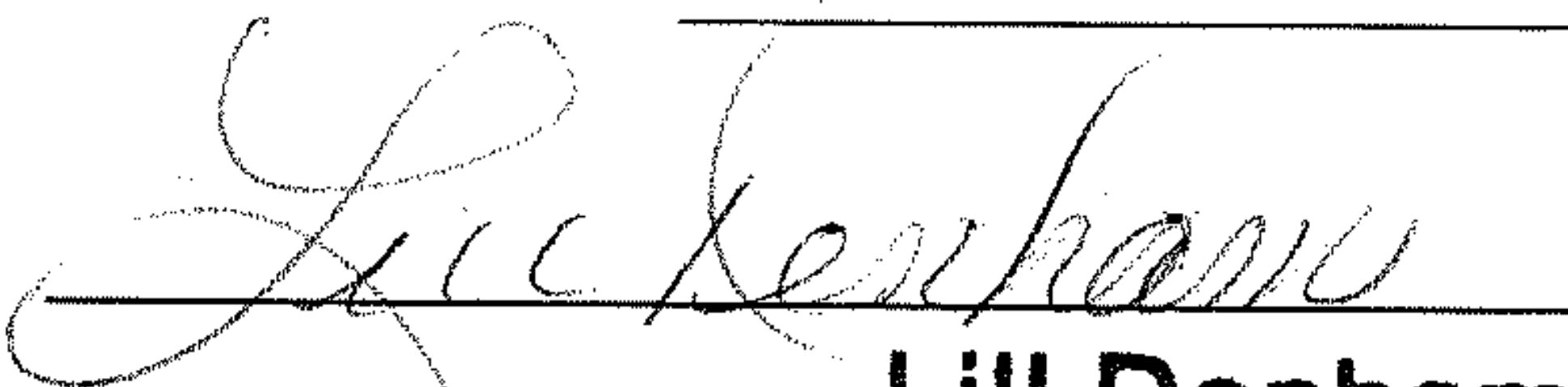
**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:*

  
\_\_\_\_\_  
Eric Lee

WITNESS PRINT NAME: Evan Fletcher  
WITNESS ADDRESS: 3380 Magic Oak Lane  
Sarasota, Florida 34232

  
\_\_\_\_\_  
Lill Denham

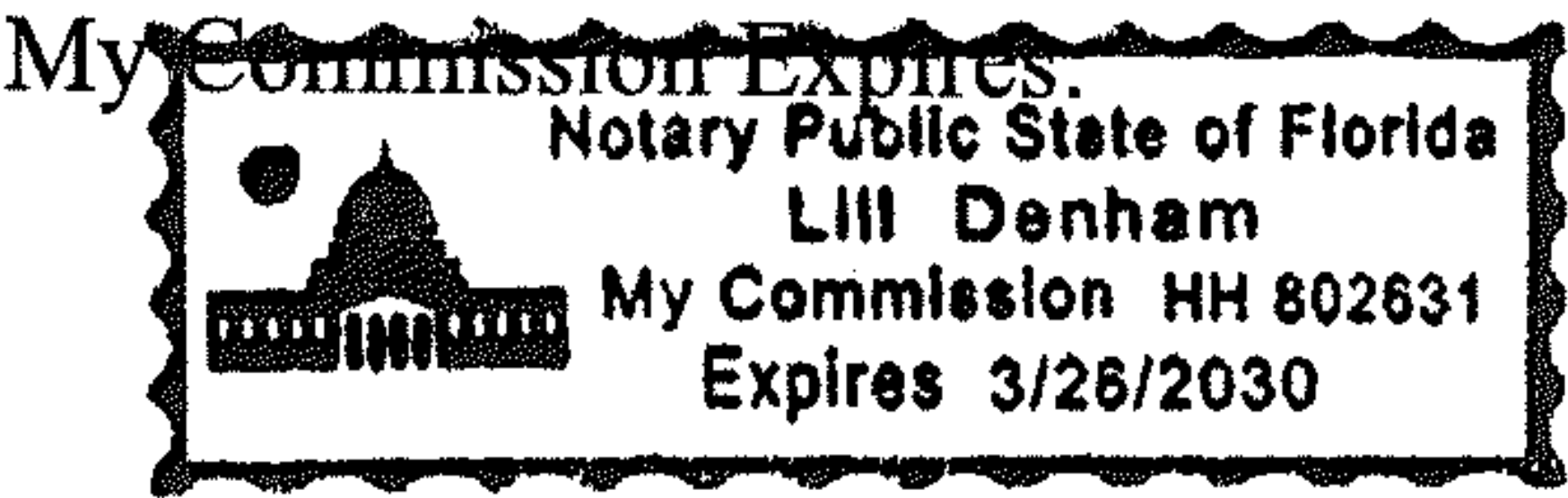
WITNESS PRINT NAME: Lill Denham  
WITNESS ADDRESS: 3380 Magic Oak Lane  
Sarasota, Florida 34232

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization on this 28<sup>th</sup> day of August, 2026, by Eric Lee.

  
\_\_\_\_\_  
NOTARY PUBLIC

(Print or type name of Notary)



Personally Known: ✓ or Type of Identification Produced: \_\_\_\_\_