

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120739 3 PG(S)**

Prepared by and return to:

Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953

9/3/2026 1:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541074

File No PC-26-86

Doc Stamp-Deed: \$2,870.00

Parcel Identification No 1114-09-0056

[Space Above This Line For Recording Data]

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

This indenture made the 3rd day of September, 2026 between **Daniel E. Dorney and Denise A. Dietrich-Dorney, husband and wife**, whose post office address is 107 Grasshopper Ln, Greentown, PA 18426, of the County of Pike, Pennsylvania, Grantor, to **Theresa Mahoney, an unmarried woman**, whose post office address is 2393 Gabel Oak Drive, North Port, FL 34289, 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 56, Cedar Grove Phase 2B, according to the Plat thereof, recorded in Plat Book 56, Page(s) 18 through 27, of the Public Records of Sarasota County, Florida.

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

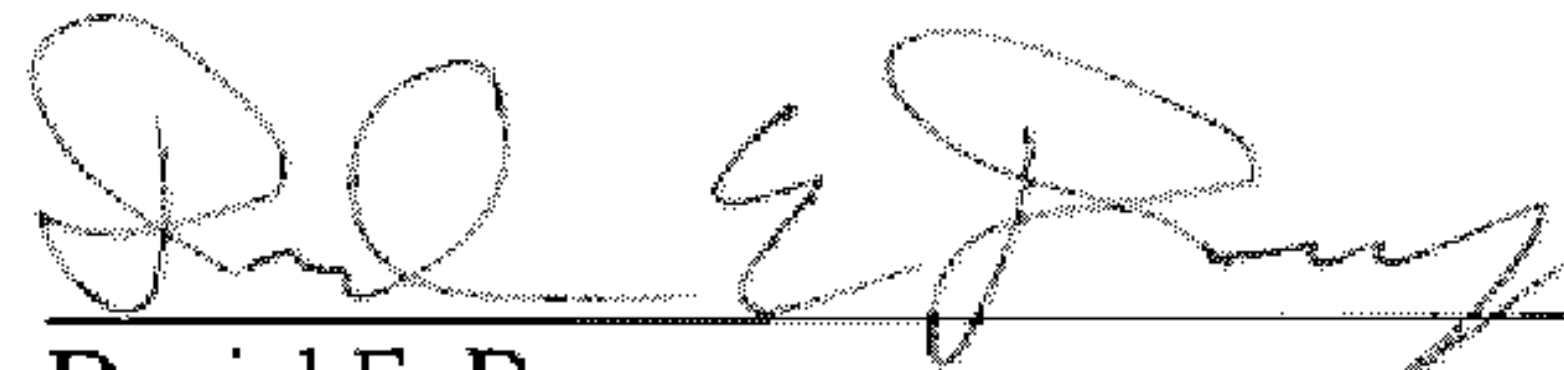
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

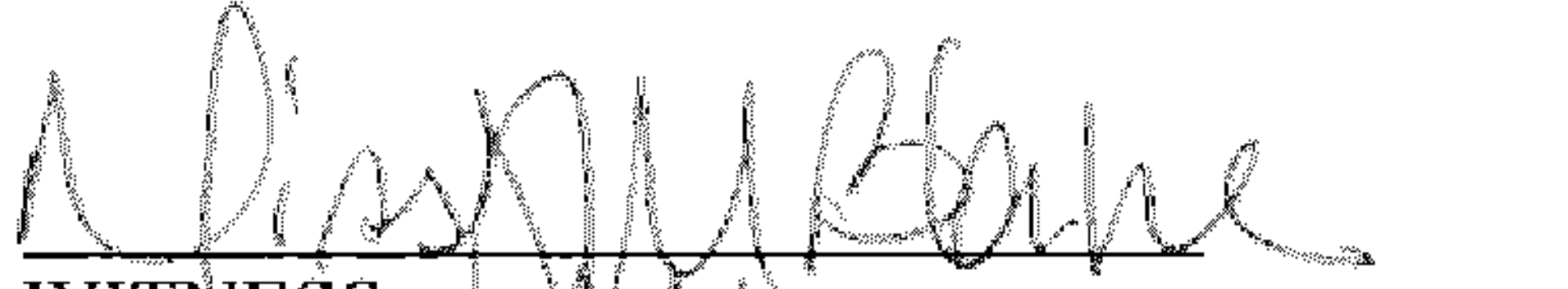
Signed, sealed and delivered in our presence:

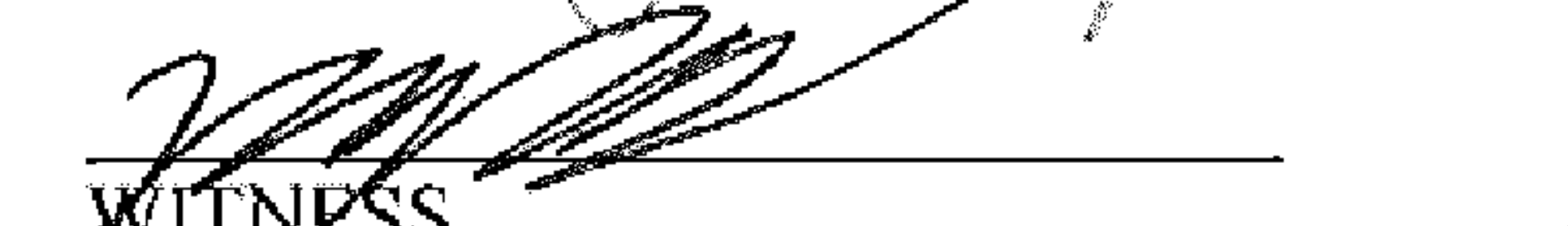

Daniel E. Dorney

866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

WITNESS 1 ADDRESS
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

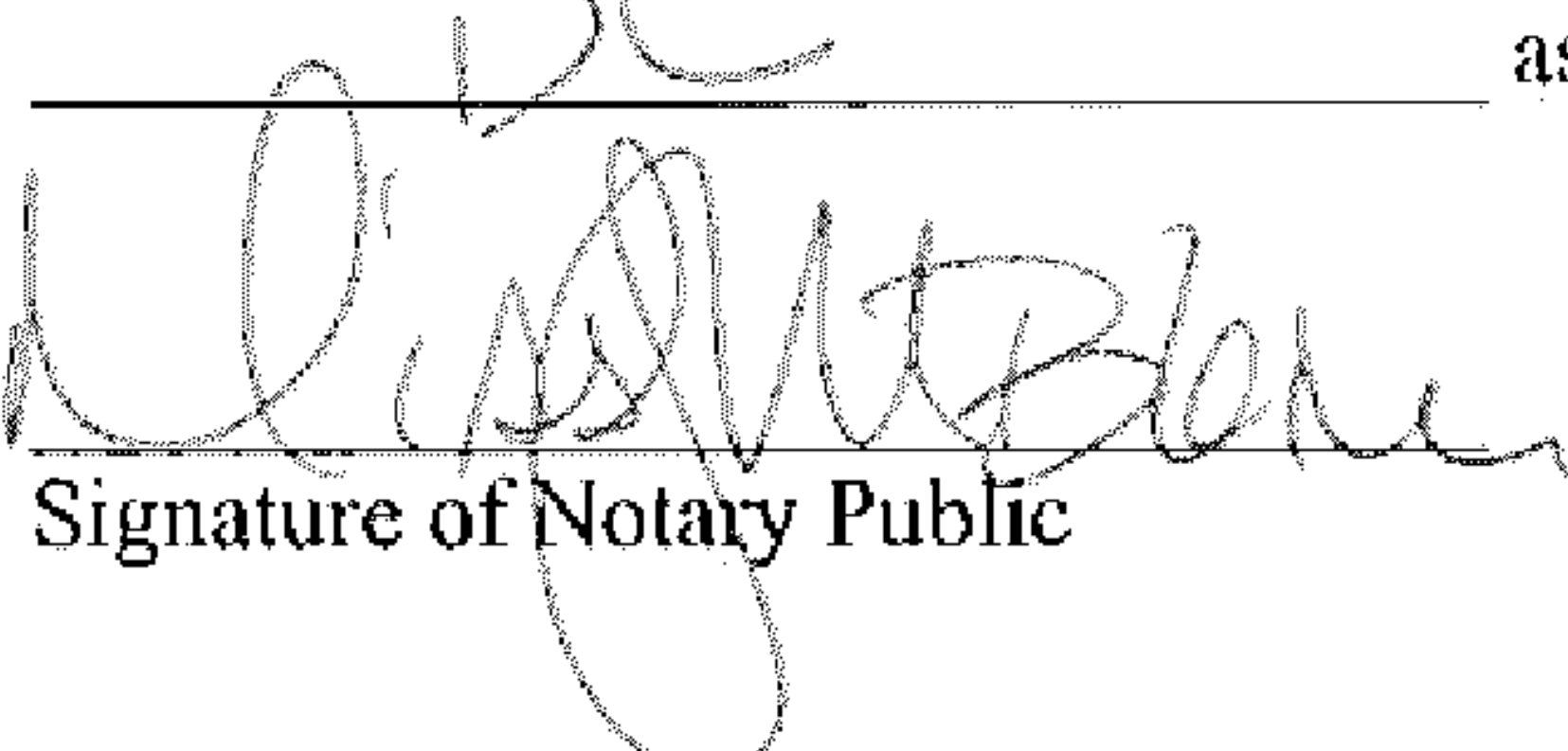
WITNESS 2 ADDRESS


WITNESS
PRINT NAME: Misty M. Blaine

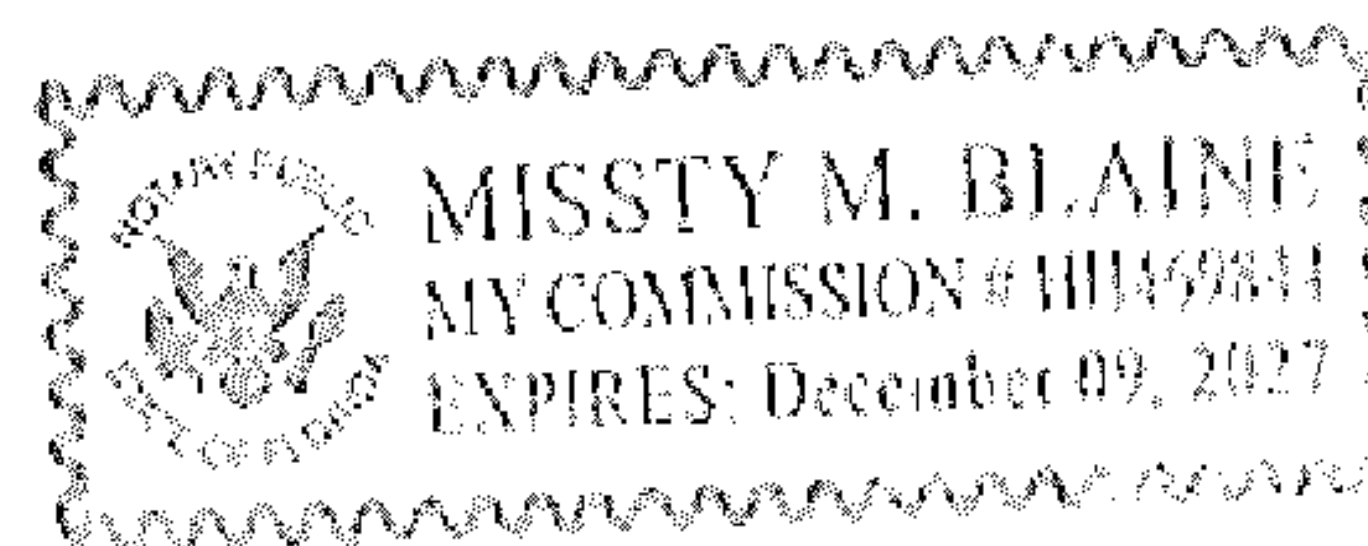

WITNESS
PRINT NAME: Jazzmyne Gluck

STATE OF FLORIDA
COUNTY OF CHARLOTTE

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


Signature of Notary Public

Print, Type/Stamp Name of Notary



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:

Denise Dietrich-Dorney
Denise A. Dietrich-Dorney

4548 Poinciana St
LBTS, FL 33308
WITNESS 1 ADDRESS

1000 River Reah Dr
Ft Lauderdale, FL 33315
WITNESS 2 ADDRESS

Edward Keeler
WITNESS
PRINT NAME: Edward Keeler

Nicole Beckford
WITNESS
PRINT NAME: Nicole Beckford

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28 day of August, 2026, by Denise A Dietrich-Dorney, ☐ who is/are personally known to me or ☒ who has/have produced driver license as identification.

Nicole Beckford
Signature of Notary Public

Nicole Beckford
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

