

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120975 3 PG(S)**

9/3/2026 4:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541269

Doc Stamp-Deed: \$2,065.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-08-4809

Parcel ID Number: 0042050023

WARRANTY DEED

This WARRANTY DEED, made September 3, 2026, by **REID LINDSEY OVERTON, A MARRIED MAN, JOINED BY HIS SPOUSE LEIGH OVERTON, AND DAVID LEE OVERTON AND COURTNEY SPEARS OVERTON, HUSBAND AND WIFE**, whose address is 10505 Forest Run Drive, Bradenton, FL 34211 (the "Grantor"), to **JOSUE ROSADO, AN UNMARRIED MAN, AND ANABELLA RODRIGUEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose address is 2237 Lockwood Meadows Circle, Sarasota, FL 34234 (the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 145, LOCKWOOD MEADOWS, Unit II, as per plat thereof recorded in Plat Book 29, Page(s) 29, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kimberly Pearson
Witness #1 Signature

Witness #1 Printed Name Kimberly Pearson

Witness #1 Address 6413 Fox Grape Lane

Lakewood Ranch FL 34202

Eric C Pearson
Witness #2 Signature

Witness #2 Printed Name ERIC C PEARSON

Witness #2 Address 6413 Fox Grape Lane

LAKEWOOD RANCH, FL 34202

Reid Lindsey Overton
Reid Lindsey Overton

Leigh Overton
Leigh Overton

Courtney Spears Overton
Courtney Spears Overton

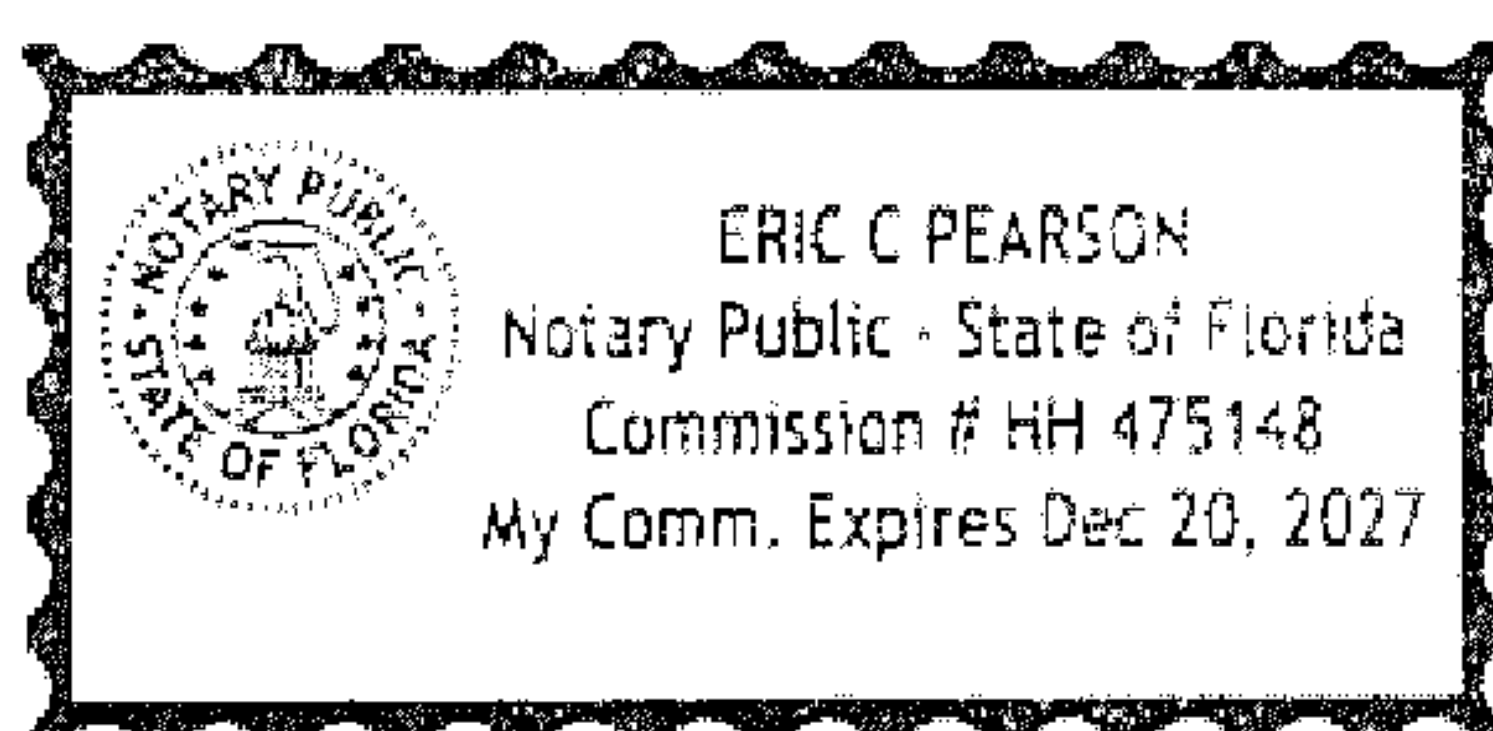
State of FLORIDA
County of MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 2 day of September, 2026, by Reid Lindsey Overton, Leigh Overton, and

Courtney Spears Overton, who is/are ☐ personally known to me or who has/have ☐ produced DRIVERS LICENSE as identification.

(REID) PASSPORT

Eric C Pearson
Notary Public
Print Name: ERIC C PEARSON
My Commission Expires: DEC-20, 2027



Signed, sealed and delivered in our presence:

Keisela Lee

Witness #1 Signature

Witness #1 Printed Name Keisela Lee

Witness #1 Address

603 Fulton Rd Tallahassee FL 32312

Tangila Akins

Witness #2 Signature

Witness #2 Printed Name Tangila Akins

Witness #2 Address

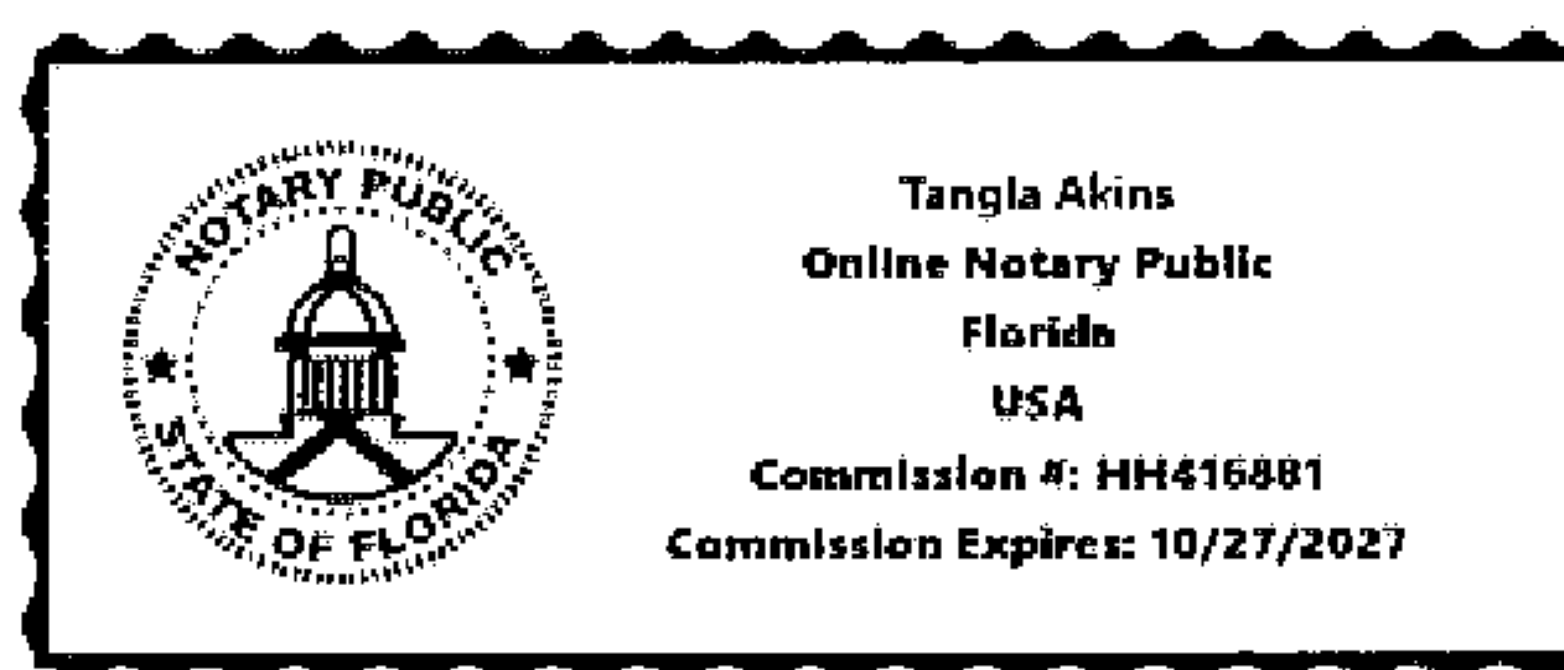
14380 State Road 64 E Bradenton FL 34212

David Lee Overton
David Lee Overton

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 2nd day of September, 2026, by David Lee Overton, who is/are ☐ personally known to me or who has/have ☒ produced GA DL as identification.



Notarized online using audio-video communication

Tangila Akins

Notary Public

Print Name: Tangila Akins

My Commission Expires: 10/27/2027