

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123132 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543090



Doc Stamp-Deed: \$1,225.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 269680-90

WARRANTY DEED

This indenture made on **September 09, 2026** by **Craig D. Evans, a single man and Susan N. Evans and Douglas L. Evans aka Doug L. Evans, wife and husband**, whose address is: 439 River Road, Carrabelle, FL 32322 hereinafter called the "grantor", to **Derya Wiegand and Adam R. Wiegand, wife and husband**, whose address is: 6309 Caracara St, Sarasota, FL 34241, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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 187, SARASOTA SPRINGS UNIT NO. 2, according to the Plat thereof, recorded in Plat Book 8, Page(s) 6, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0061090064**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ Craig D. Evans by Douglas L. Evans aka Doug L. Evans as attorney in fact
Craig D. Evans by Douglas L. Evans a/k/a Doug L. Evans as Attorney in Fact

✓ Susan N. Evans
Susan N. Evans

✓ Douglas L. Evans aka Doug L. Evans
Douglas L. Evans aka Doug L. Evans

Signed, sealed and delivered in our presence:

✓ Gwendolyn M. Staten
1st Witness Signature

✓ Print Name: Gwendolyn Staten

✓ Address: 326 Staten Rd.
Crawfordville, FL 32327

✓ State of Florida

✓ County of Franklin

✓ Gloria Jackson
2nd Witness Signature

✓ Print Name: Gloria Jackson

✓ Address: 25 Liberty Rd.
Crawfordville, FL 32327

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on September 4, 2026 by Douglas L. Evans a/k/a Doug L. Evans as Attorney in Fact for Craig D. Evans and Susan N. Evans and Douglas L. Evans aka Doug L. Evans, who () are personally known to me or who ☒ produced a valid FL Driver License as identification.

✓ Gwendolyn M. Staten
Notary Public Signature

Printed Name: Gwendolyn M. Staten

My Commission Expires: October 11, 2029

(NOTARY SEAL)

