

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123737 2 PG(S)**

Prepared by and return to:
Eric Fleming
The Law Offices of Eric C. Fleming, PA
5011 Ocean Boulevard
305
Sarasota, FL 34242

9/10/2026 3:36 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3543627

File No 523Casas

Doc Stamp-Deed: \$2,695.00

Parcel Identification No 0161110012

[Space Above This Line For Recording Data]

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

This indenture made the 10th day of September, 2026 between **Agnes Lafferty, a widow**, whose post office address is 523 Casas Bonitas Drive, Nokomis, FL 34275, of the County of Sarasota, Florida, Grantor, to **Aaron Lipstet, a single person**, whose post office address is 5215 Calle De Costa Rica, Sarasota, FL 34242, 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 28, AMENDED PLAT OF CASA BONITAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 27, PAGES 28 & 28A, 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Agnes Lafferty
Agnes Lafferty

WITNESS

PRINT NAME:

John Dooley

WITNESS

PRINT NAME:

Kristy Heitl

WITNESS 1 ADDRESS

5011 Ocean Blvd, 305
Sarasota, FL 34242

WITNESS 2 ADDRESS

5011 Ocean Blvd, 305
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2026, by Agnes Lafferty, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

