

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123821 2 PG(S)**

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Coastal LLC
428 W 4th Street
Boca Grande, FL 33921
(941) 769-9922
File No 11198-26COAST-FL

9/10/2026 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543697

Doc Stamp-Deed: \$1,855.00

Parcel Identification No 0976-26-4529

[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 **ELOISE HOUSE, a single woman**, whose post office address is **3253 Savage Rd, Sarasota, FL 34231**, of the County of Sarasota, State of Florida, Grantor, to **MELISSA CROWDER, an unmarried woman**, whose post office address is **6796 Electra Avenue, North Port, FL 34287**, of the County of Sarasota, State of 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 29, Block 2645, Fifty-Second Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 13, 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 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:

Vicki Lynn Sincoff
WITNESS #1 SIGNATURE

Vicki Lynn Sincoff
WITNESS #1 PRINTED NAME

117 Bartram Parke DR, St Johns, FL 32259

WITNESS #1 ADDRESS
Jude Manasse
WITNESS #2 SIGNATURE

Jude Manasse
WITNESS #2 PRINTED NAME

2633 Troubador ST Orlando FL 32839

WITNESS #2 ADDRESS

effk
STATE OF ~~FLORIDA~~ Virginia
COUNTY OF Dinwiddie

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 8th day of September, 2026, by ELOISE HOUSE, () who is/are personally known to me or (✓) who has/have produced Driver License as identification.

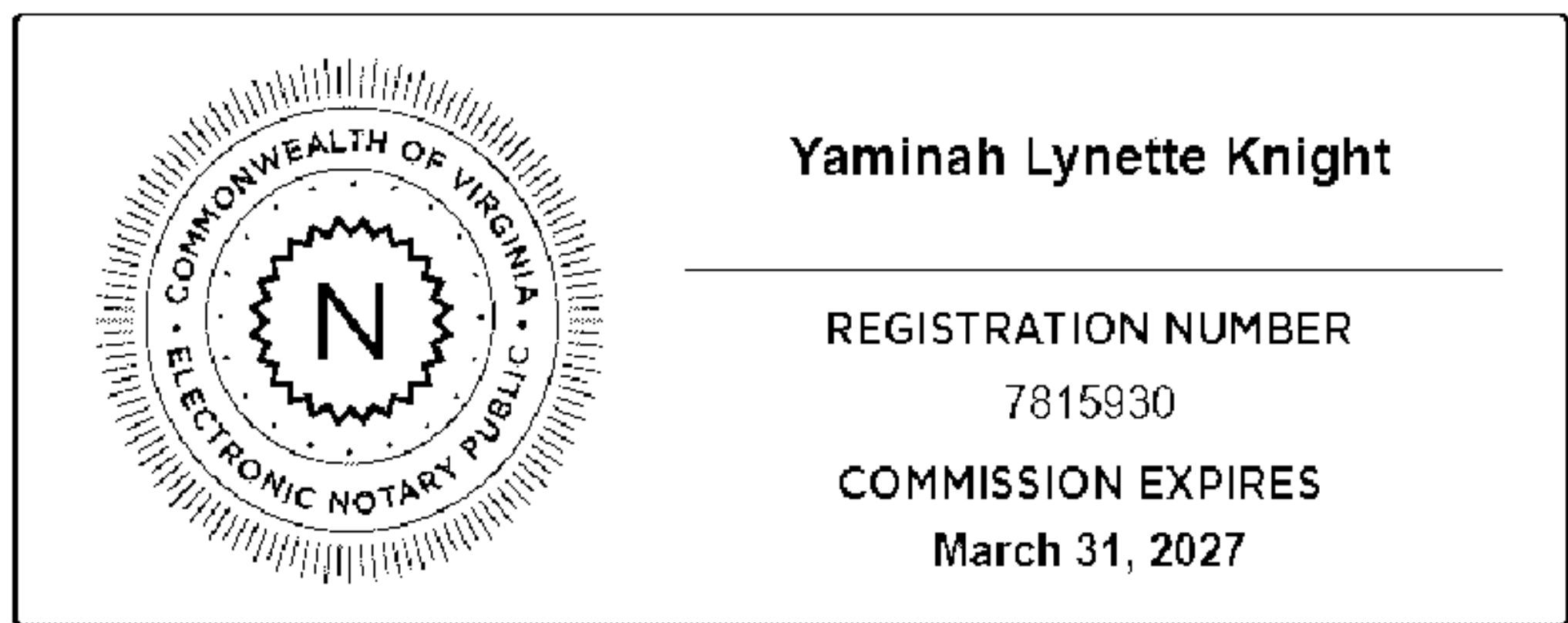
Yaminah Lynette Knight
Signature of Notary Public

Yaminah Lynette Knight 7815930

Print, Type/Stamp Name of Notary

Electronic Notary Public

Expiration: 03/31/2027



Notarized remotely online using communication technology via Proof.