

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026124130 2 PG(S)

9/11/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543965

CONSIDERATION: \$432,500.00

DOC TAX: \$3,027.50

RECORD: \$18.50

PARCEL ID NO.: 0258110003

Doc Stamp-Deed: \$3,027.50

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 11th day of September 2026, by and between **CHANTAL DRAKE, a single woman**, hereinafter referred to as Grantor, whose post office address is 5342 Clark Road, Suite 1234, Sarasota, FL 34233, and **THE CTW FAMILY REVOCABLE TRUST** dated **November 23, 2020**, hereinafter referred to as Grantee, whose post office address is P.O. Box 52312, Sarasota, FL 34232.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Lot 348, Bent Tree Village Subdivision, according to the plat thereof, as recorded in Plat Book 23, Page(s) 12 and 12-A to 12-G, of the Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Febsheka Campbell-Dunn  
Witness Name: Febsheka Campbell-Dunn

Chantal Drake  
CHANTAL DRAKE

Witness Address: 1526 SE Cownie St  
Port St Lucie, FL 34983

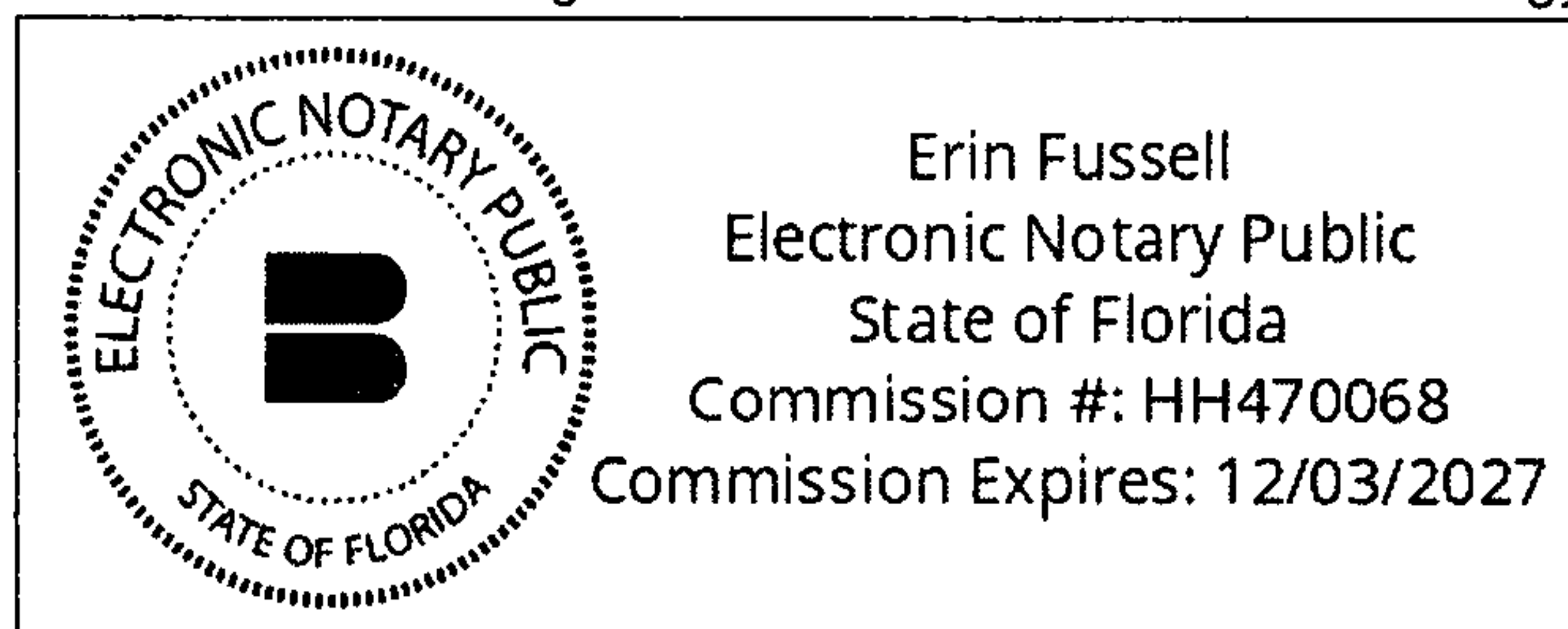
Meena H. Gulati  
Witness Name: Meena Gulati

2620 Broadway  
Witness Address: New York, New York 10025

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 9th day of September 2026 by CHANTAL DRAKE, who is personally known to me or who has produced Florida Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notarized online using audio-video communication technology



Erin Fussell  
Signature of Notary Public

Erin Fussell  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 12-04-2027