

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124137 2 PG(S)**

Prepared by and return to:
Shanaaz Powell
Capital Title Pros, LLC
6734 Forest Hill Boulevard
Greenacres, FL 33413

9/11/2026 1:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543973

File No 26-CTPL-3160

Doc Stamp-Deed: \$5,215.00

Parcel Identification No 0057-07-0061

[Space Above This Line For Recording Data]

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

This indenture made the 9th day of September, 2026 between **Coryn A. Currie, an unremarried widow**, whose post office address is 2381 Florinda Street, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Grant Farley, a single man**, whose post office address is 2411 Valencia Drive, Sarasota, FL 34239, of the County 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 17, BLOCK 38, SOUTH GATE UNIT NO. 11, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 86, 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:

Coryn A Currie
Coryn A. Currie

Alesha Bradford

WITNESS

PRINT NAME: Alesha Bradford

Antonio Bradford

WITNESS

PRINT NAME: Antonio Bradford

9170 Oakhurst RD

Seminole, FL 33776

WITNESS 1 ADDRESS

9170 Oakhurst RD

Seminole, FL

WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 04
day of September 2026, by Coryn A. Currie, () who is/are personally known to me or (☒) who has/have produced
FLDL as identification. Notarized online using audio-video communication technology

Antonio Bradford

Signature of Notary Public

Antonio Bradford

Print, Type/Stamp Name of Notary

