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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544570

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1113

Doc Stamp-Deed: \$2,975.00

Consideration: \$425,000.00

General Warranty Deed

Made this September 8, 2026, by **Michael Steven Lennox, an unmarried man**, whose post office address is: 1321 15th Street, Sarasota, FL 34236, hereinafter called the Grantor, to **Melia Favorite, an unmarried woman**, whose post office address is: 1326 17th Street, Sarasota, FL 34234, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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:

Lot 5, Block F, REVISED PLAT OF VALENCIA TERRACE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 45, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 2025040008

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 for the current year and subsequent years.

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Michael Steven Lennox

(seal)

Michael Steven Lennox

Kristie Tonitis

Signature of Witness #2

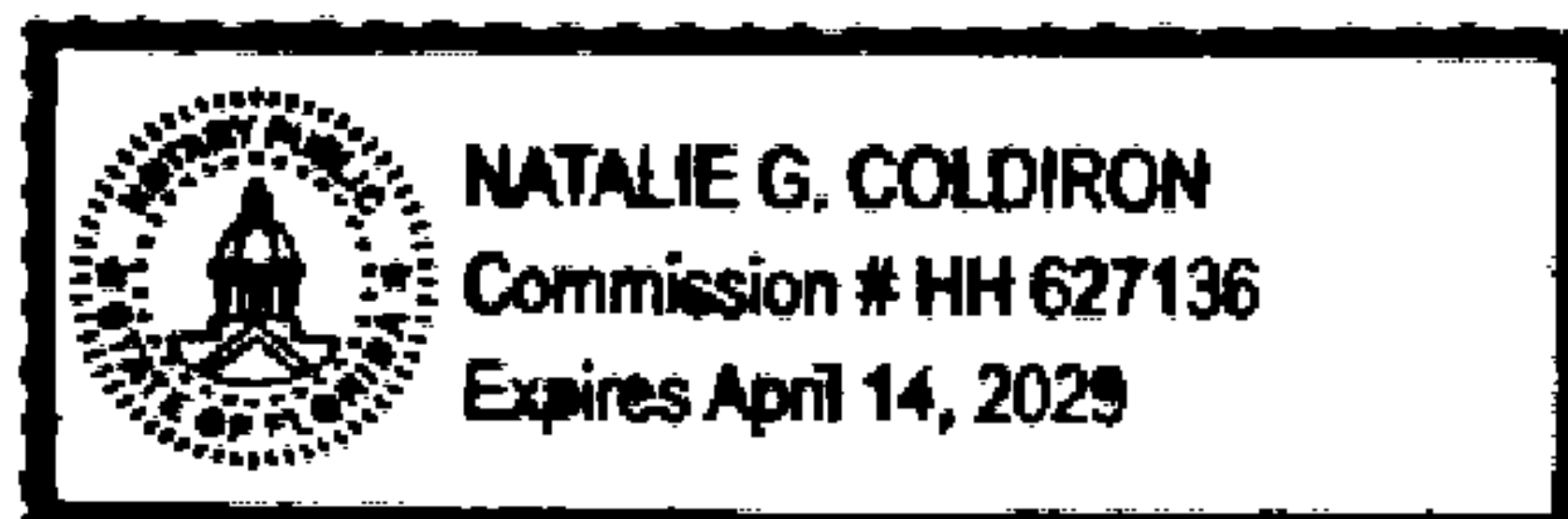
Printed Name of Witness #2: Kristie Tonitis

Post Office Address: 1990 Main St
Sarasota FL 34236

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2026, by **Michael Steven Lennox**, ☐ who is personally known to me, or ☒ who produced passport as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron

NOTARY PUBLIC

Natalie G. Coldiron

Printed Name

My Commission Expires: _____