

9/16/2026 11:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545606

Doc Stamp-Deed: \$6,181.00

Incident to the issuance of title insurance.

Prepared by and return to:
Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 1750426-05658

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Warranty Deed

This Warranty Deed, dated September 15, 2026 by **Ian H. Maclachlan, An Unremarried Widower surviving spouse of Claude M. Maclachlan**, hereinafter called the Grantor, to **Michael J. Borst and Janet S. Borst, Husband And Wife**, who has a mailing address of 21238 Chatahoochee Ave, Venice, FL 34293 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 637, GRAND PALM, PHASES 2A(b) AND 2A(c), according to the plat thereof, as recorded in Plat Book 50, Page 25, of the Public Records of Sarasota County, Florida.

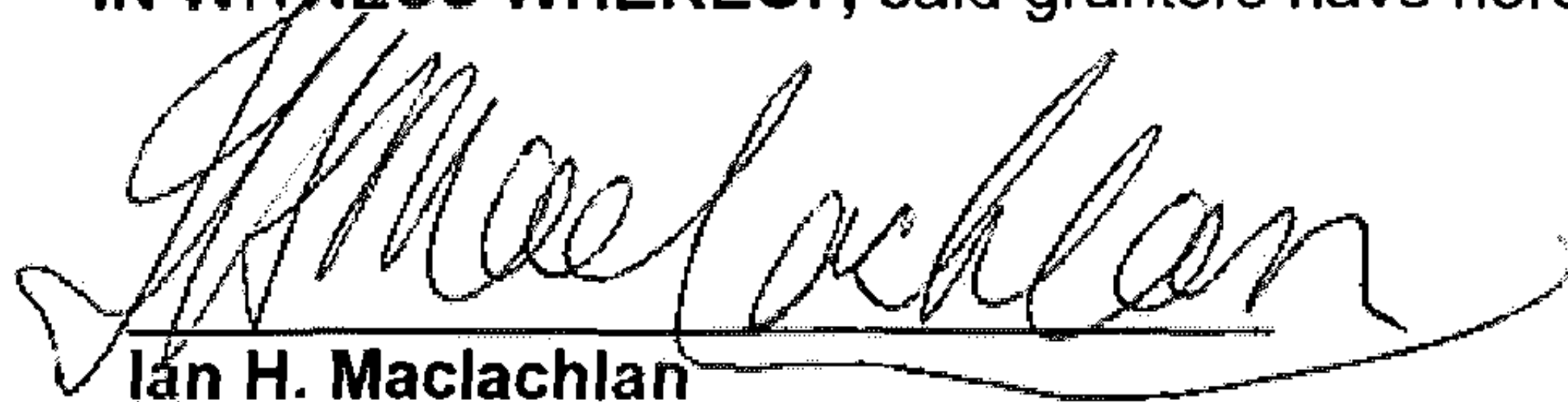
Parcel Identification Number: 0760030005

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.



Ian H. Maclachlan

After Closing Address:
1948 Loganberry Lane
Crown Point, IN 46307

Witness: (Signature)

Printed Name

Stephanie Flint
304 W. Venice Ave. #302

Address

Venice, FL 34285
City, State, Zip

Witness: (Signature)

Printed Name

Fiona S. Greene
304 W Venice Ave. #302.

Address

Venice, FL 34285
City, State, Zip

STATE OF:

FLORIDA

COUNTY OF:

SARASOTA

The foregoing instrument was acknowledged on

August 20, 2026

by means of ☒ physical presence or

☐ online notarization by: Ian H. Maclachlan

who is ☐ personally known to me; or ☒ produced a

photo ID

as identification.

Notary Public (signature)

Print Name:

My Commission Expires:

