

Prepared by and return to:
Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6891

9/16/2026 1:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3545773

Doc Stamp-Deed: \$2,905.00

Purchase Price: \$415,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,905.00
Parcel Identification No.: 0032030022

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

THIS INDENTURE made this **14th day of September, 2026**, between **Patricia T. Gibson, an unmarried woman**, whose post office address is **4130 University Pkwy., Apt. 204, Sarasota, FL 34243**, Grantor, to **Zoe Powell and Connor Kiffer, wife and husband, as tenants by the entirety**, whose post office address is **3510 Crystal Lakes Ct, Sarasota, FL 34235**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 30, CRYSTAL LAKES, as per plat thereof recorded in Plat Book 33, Pages 8, 8A through 8E, inclusive, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]

Printed Name: Samantha Puszkas

P.O. Address: 1605 Main St Suite 1112
Sarasota, FL 34236

Patricia T. Gibson
Patricia T. Gibson

WITNESSES #2:

[Signature]

Printed Name: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
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 11th day of September, 2026, by Patricia T. Gibson, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.

[Signature]

Signature of Notary Public

Samantha Puszkas

Print, Type/Stamp Name of Notary

