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2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X055
Parcel ID No. 0264070003
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126767 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546330

Doc Stamp-Deed: \$4,935.00

General Warranty Deed

This Warranty Deed dated this 15th day of September, 2026 by Michael R. Lewis and Sherry D. Lewis, husband and wife, hereinafter called the Grantor, to Nathanael Adams and Madeline Adams, husband and wife, whose post office address is: 4889 Briggitta DR, Sarasota, FL 34241, 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 Grantor, for the sum of \$705,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 21, FOXFIRE WEST, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 26, Pages 19, 19A through 19C, inclusive, of the Public Records of Sarasota County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

