

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126949 2 PG(S)**

Consideration: \$ 267,000.00

9/17/2026 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546503

Doc Stamp-Deed: \$1,869.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-163

Parcel Identification No 0095121061

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WARRANTY DEED

This indenture made the **16th day of September, 2026** by and between **ANN M. LEEN, A SINGLE WOMAN**, whose post office address is 8304 Antwerp Circle, Port Charlotte, FL 33981, (hereinafter "Grantor"), and **LIZA MARIE RAMOS, A SINGLE WOMAN**, whose post office address is 10029 Santa Fe Lake Court, Sarasota, FL 34241, (hereinafter "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 County, Florida, to-wit:

UNIT 1501, BUILDING 15, PALMER OAKS, A CONDOMINIUM (PHASE 2), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007118811, AND ALL AMENDMENTS THERETO, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

WITNESS 1:

SIGNATURE:

PRINT NAME:

WITNESS 1 ADDRESS:

Dawn Williams
Dawn Williams
3201 Cedarwood Dr
Port Charlotte FL 33981

Ann M. Leen

WITNESS 2:

SIGNATURE:

PRINT NAME:

WITNESS 2 ADDRESS:

Sam Van Duren
871 VENEZIA BL
3410 #239 VENICE FL 34205

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 15th day of September, 2026, by Ann M. Leen, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

