

9/23/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548465

Doc Stamp-Deed: \$70.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-722
Parcel ID: 0405070075
Consideration: \$10,000.00

Warranty Deed

Know All Men By These Presents that, **Dianna Crane, a single woman**, (henceforth referred to as "Grantor") of **410 Ravenna Street S, Nokomis, FL 34275**, for consideration paid, grant to **Bigger B LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **312 South Indiana Avenue, Englewood, FL 34223**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

The North 1/2 of Lot 15 and all of Lot 16, Block 2, HERMOSA HEIGHTS, according to plat thereof as recorded in Plat Book 2, Page 132, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 23rd day of September, 2026

WARRANTY DEED

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

Dianna Crane
Dianna Crane

P.O. Address: **2477 Stickney Point Rd #200A**
Sarasota, FL 34231

[Signature]
Witness #2 Signature
Hillary McCullough
Witness #2 Printed Name

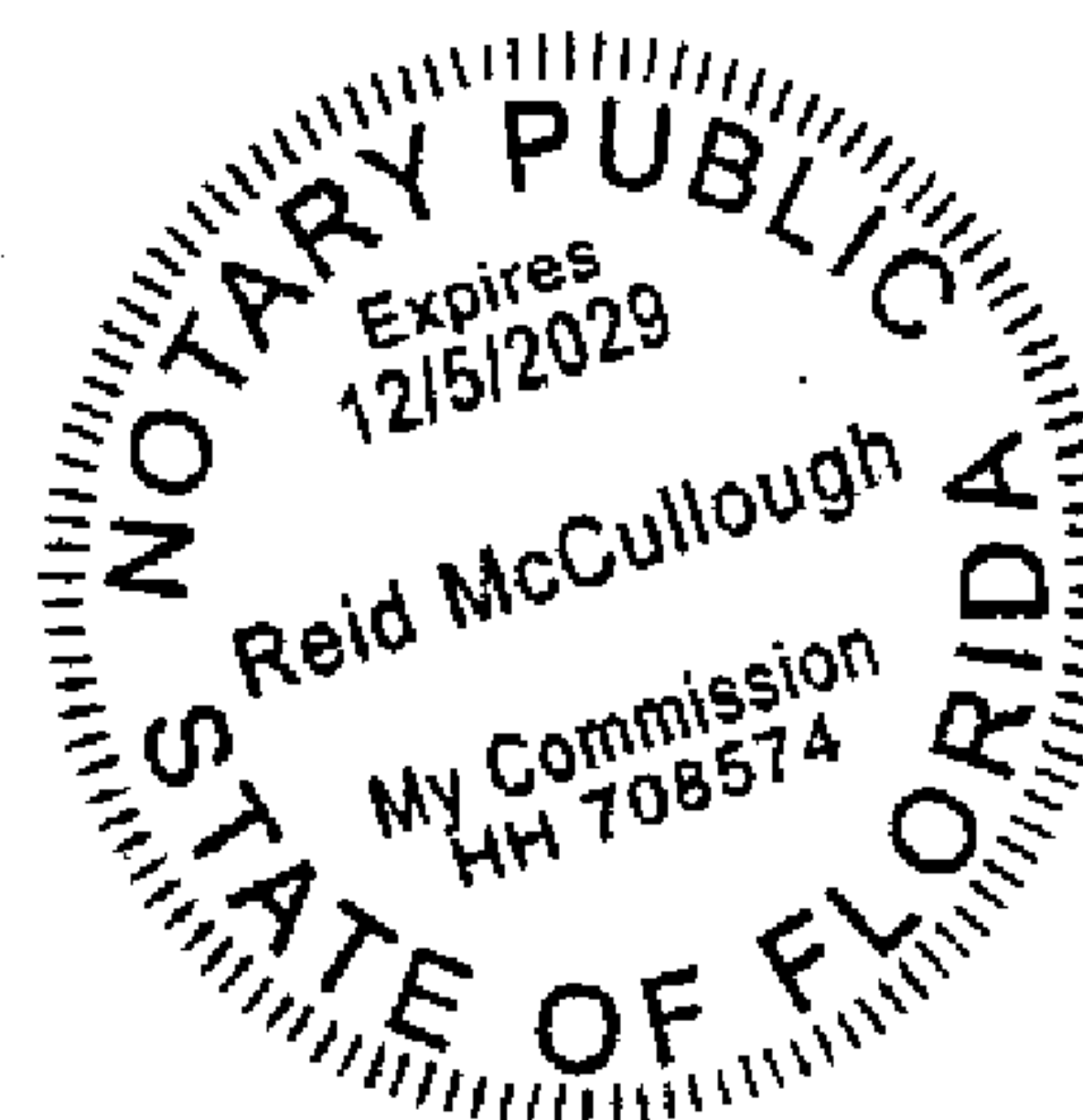
P.O. Address: **2477 Stickney Point Rd #200A**
Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 23 day of September, 2026, by Dianna Crane, ☐ who is/are personally known to me or
☒ who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED