

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129621 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548804

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-113.S

Doc Stamp-Deed: \$2,023.00

WARRANTY DEED

This Indenture, made on this 23rd day of September 2026 by **Dan West and Helen West, husband and wife** whose address is 6742 Ashley Ct, Sarasota, Florida 34241, hereinafter called the grantors, to **Donald Lane, Jr. and Sandra Lane, husband and wife** whose address is 7680 Lamplighter Ave, North Port, Florida 34287, hereinafter called the grantees:

(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 the grantors, for and in consideration of the sum of **Two Hundred Eighty Nine Thousand dollars & no cents, (\$289,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

LOT 22, BLOCK 1727, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 3, 3A THROUGH 3M, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0973172722**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature

Witness Printed Name Joy Lamielle

Witness Address 2000 Welber St

Sarasota FL 34239

Witness Signature

Witness Printed Name Cynthia A Riddell

Witness Address 3400 S. Tamiami Trl.

Sarasota, FL 34239

Dan West

Helen West

STATE OF

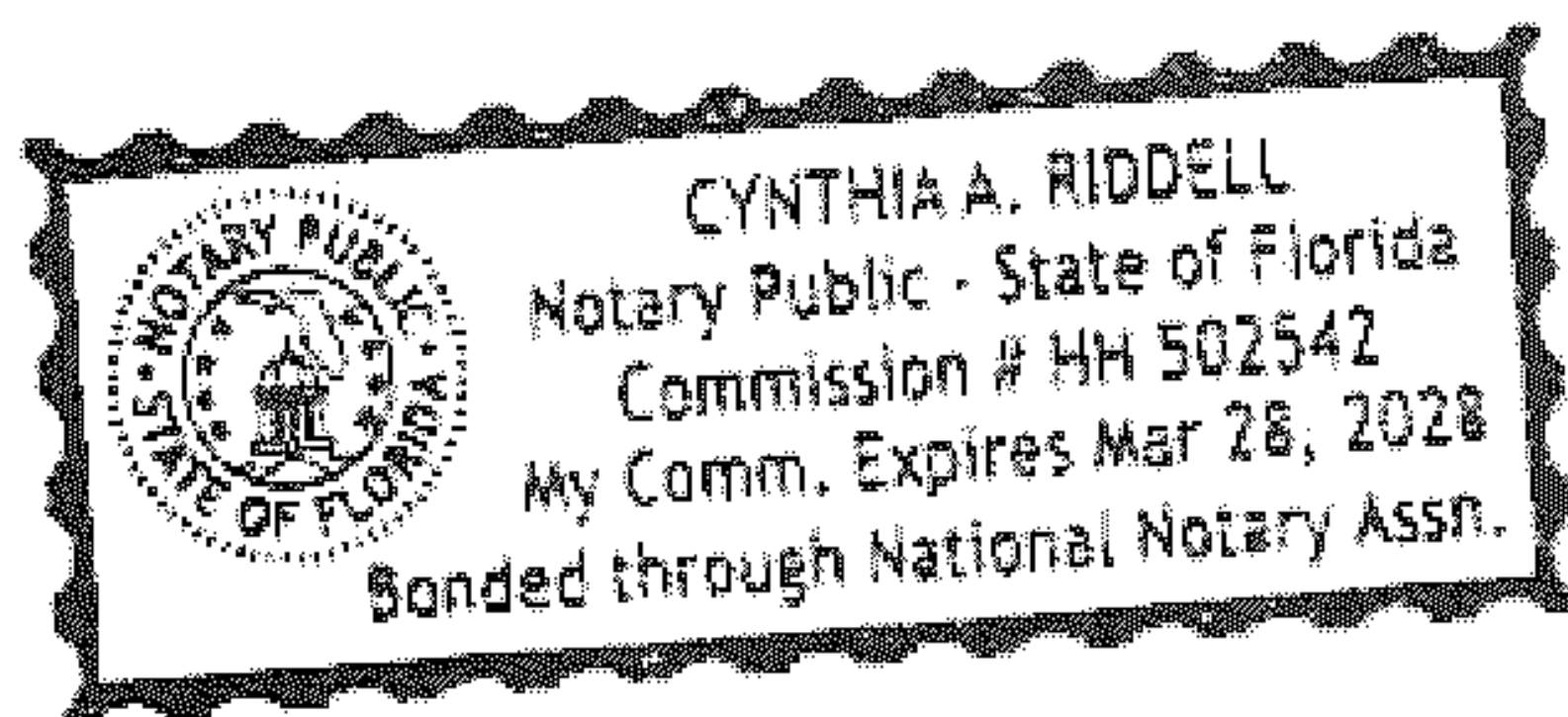
Florida

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 23, 2026, by Dan West and Helen West, husband and wife, who are personally known to me or who have produced DIL as identification.

SEAL:



Cynthia A Riddell
Notary Public - Signature

Print Name: _____

My Commission Expires: _____