

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025105558 2 PG(S)**

7/14/2025 11:25 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3367572

CONSIDERATION: \$715,000.00

DOC TAX: \$5,005.00

RECORD: \$18.50

PARCEL ID NO.: 0018110011

Prepared by and return to:

Doc Stamp-Deed: \$5,005.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 10th day of July 2025, by and between **BRUCE M. SPENCE and CHERYL A. SPENCE, husband and wife**, hereinafter referred to as Grantor, whose post office address is 404 -30 Discovery Ridge Close SW, Calgary, AB T3H 5X5, Canada, and **DENNIS EDWARD PAINE and APRIL C. NORRIE-PAINE, husband and wife**, hereinafter referred to as Grantee, whose post office address is 5603 Ravenwood Drive, Sarasota, FL 34243.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lot 14, DeSoto Pines Unit I, according to the plat thereof, as recorded in Plat Book 24, Pages 45, 45A and 45B, of the Public Records of Sarasota County, Florida

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

[Signature]
Witness Name: SHERY JOHNSON
Witness Address: 11215 SR 70 E
LAKWOOD RANCH #34202

[Signature]
BRUCE M. SPENCE
[Signature]
CHERYL A. SPENCE

Witness Name: Thomas B. Luzier
50 Central Avenue
Witness Address: Eighth Floor
Sarasota, FL 34236

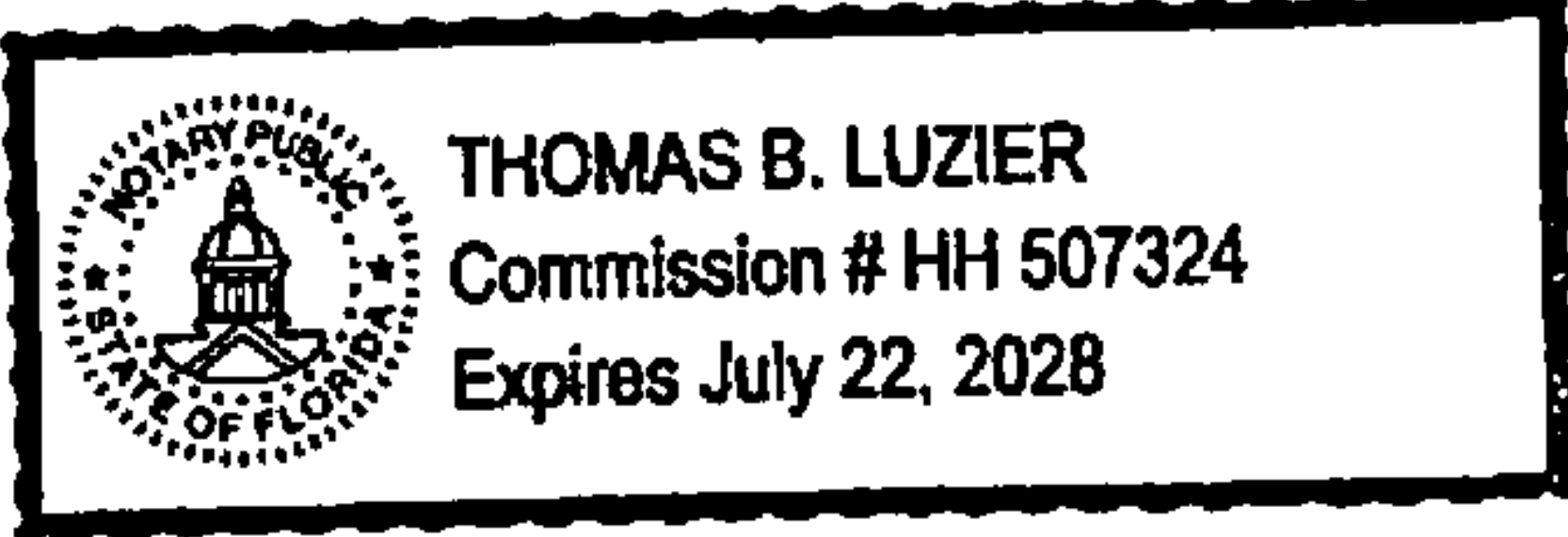
STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of June 2025 by BRUCE M. SPENCE and CHERYL A. SPENCE, who are personally known to me or who have produced passport as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]

Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of _____ and my commission expires on _____.