

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039642 2 PG(S)**

3/27/2026 8:47 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472226



Doc Stamp-Deed: \$3,220.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 263987-90

WARRANTY DEED

This indenture made on **March 26, 2026** by **Geraldine J. Findlay, a single woman**, whose address is: 4683 Tuscana Dr., Sarasota, FL 34241 hereinafter called the "grantor", to **Robert Emmett Broderick IV and Dakota Grace Broderick, husband and wife**, whose address is: 4207 Charing Cross Road, Sarasota, FL 34241, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 78, BENT TREE VILLAGE, according to the Plat thereof, recorded in Plat Book 23, Page(s) 12, 12A to 12G of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0257120043**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Geraldine J. Findlay
Geraldine J. Findlay

Signed, sealed and delivered in our presence:

Jennifer Merrick
1st Witness Signature

Print Name: Jennifer Merrick

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

Jennifer Whay
2nd Witness Signature

Print Name: Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 3/24/26, by **Geraldine J. Findlay**, who () is/are personally known to me or who () produced a valid FDL as identification.

Jennifer Merrick
Notary Public Signature

Printed Name:
My Commission Expires:

(NOTARY SEAL)

