

Prepared by:
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL 34231
(941) 957-3500

3/27/2026 2:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Return to: Grantee

CSC

Receipt # 3472596

File No.: 22900

Doc Stamp-Deed: \$665.00

\$95,000.00

WARRANTY DEED

This indenture made on A.D. **March 27, 2026**, by

Grant E. Norman, a single man

whose address is: **PO BOX 362, Sarasota, FL 34230**
hereinafter called the "grantor", to

Joshua Mason, a married man

whose address is: **1810 Grantwood Dr., Parma, OH 44134**
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:

Unit 2707-D, HIDDEN LAKE VILLAGE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1368, Page 1482, as thereafter amended, and as per Plat thereof recoded in Condominium Book 14, Page 16, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **2028081148**

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.

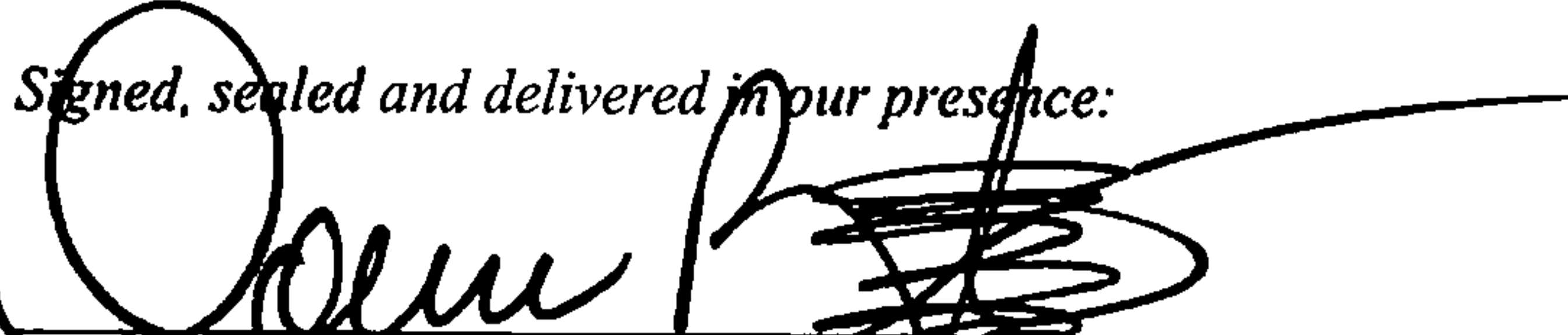
To Have and to Hold, the same in fee simple forever.


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 2026.

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


Grant E Norman

Address and Telephone Number:
PO BOX 362
Sarasota, FL 34230

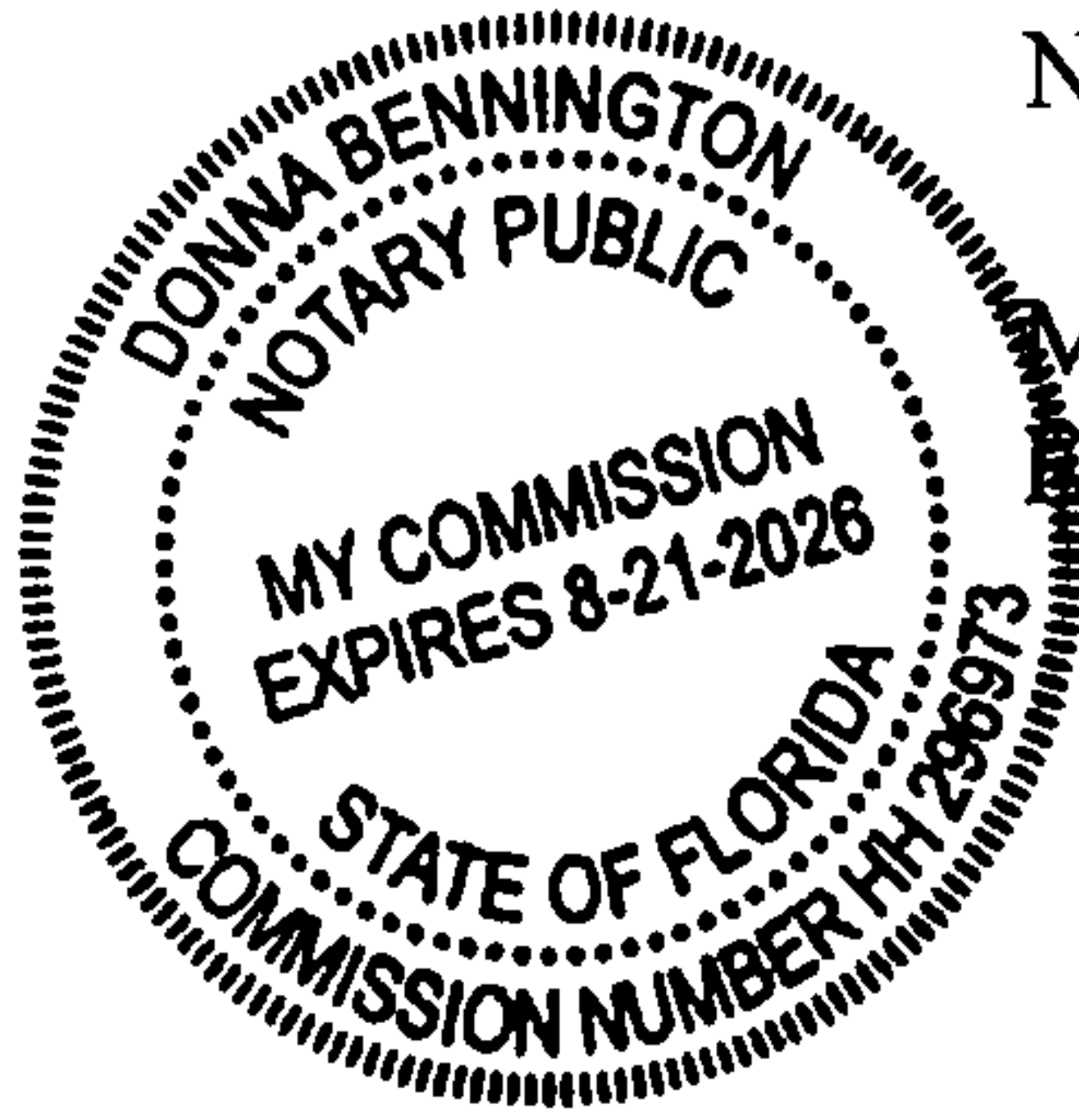
Signed, sealed and delivered in our presence:

Witness Signature
Donna Bennington
Print Name: 7037 S. Tamiami Trail, Unit C
Sarasota, Florida 34231


Witness Signature
Print Name: Doris Edwards
1862 Wharf Rd
Sarasota, FL 34231

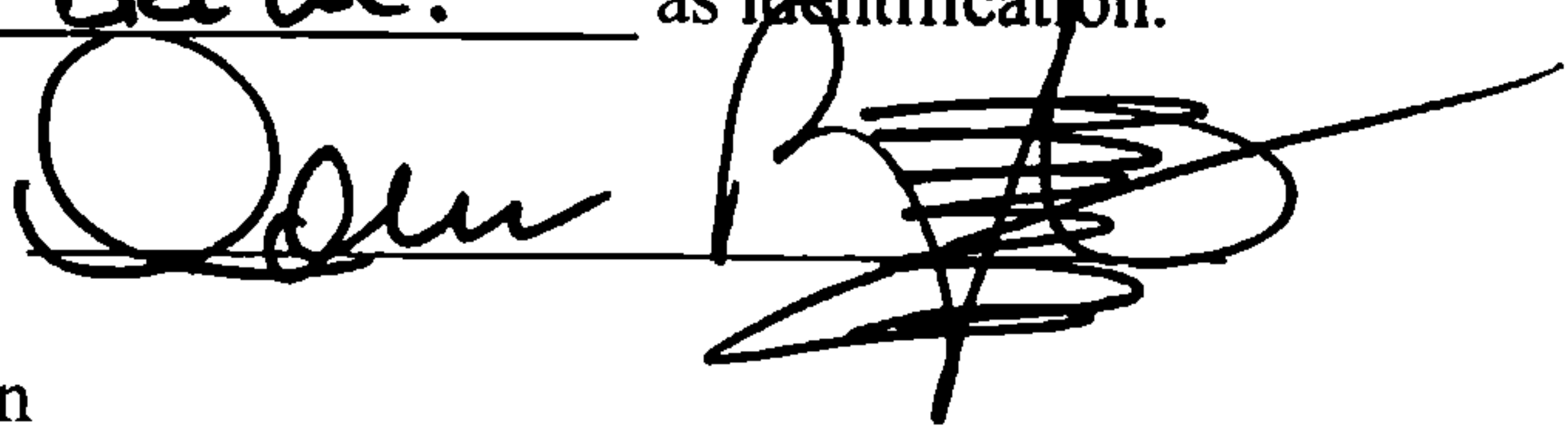
State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3/25/2024, by Grant E Norman who is personally known to me or who has produced Dr. Lic. as identification.

(Notary Seal)



Notary Public



My Commission expires: _____