

Prepared by and return to:
Sheryl A. Edwards, Esquire
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040061 2 PG(S)
March 27, 2026 03:08:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,744.00



File No 3540-14
Parcel Identification No Property 1:
0071-04-0007
Consideration: \$392,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of March, 2026 between **Ricky O. Nations and Betty A. Nations, Individually and as Co-Trustees of Ricky O. Nations and Betty A. Nations Declaration of Joint Trust dated December 11, 2000 Trust**, whose post office address is **6339 Sturbridge Court, Sarasota, FL 34238**, of the County of Sarasota, State of Florida, Grantor, to **Robert Calvin Henderson**, whose post office address is **3710 Wilkinson Road, Sarasota, FL 34233**, of the County Sarasota, State of Florida Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 7 Block H, Unit #3, South Gate Ridge Subdivision, as per Plat thereof recorded in Plat Book 10, Pages 93 and 93A, of the Public Records of Sarasota County, Florida.

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

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that none of the Grantors or any members of the household of the Grantors reside thereon.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

[Handwritten Signature]

WITNESS
PRINT NAME: **SHERYL A. EDWARDS**

500 S. Washington Blvd., Suite 400, Sarasota, FL 34236

[Handwritten Signature]

WITNESS
PRINT NAME: **Sara Leicht**

Ricky O. Nations and Betty A. Nations Declaration of Joint Trust dated
December 11, 2000

By: *[Handwritten Signature]*
Ricky O. Nations, Individually and Co-Trustee

By: *[Handwritten Signature]*
Betty A. Nations, Individually and Co-Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Ricky O. Nations and Betty A. Nations, Individually and as Co-Trustees of Ricky O. Nations and Betty A. Nations Declaration of Joint Trust dated December 11, 2000, who is/are personally known to me or who has/have produced FL Drivers Licenses as identification.

[Handwritten Signature]

Signature of Notary Public



SHERYL A. EDWARDS
Commission # HH 331894
Expires February 7, 2027

Print, Type/Stamp Name of Notary