

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040453 2 PG(S)**

3/30/2026 9:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472938

Consideration: \$800,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47897-001

Doc Stamp-Deed: \$5,600.00

Property Appraiser's Parcel ID No.: 0359-07-0026

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **ELLA MAE THURSTON, A/K/A ELLA M. THURSTON, A MARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE ELLA MAE THURSTON TRUST DATED OCTOBER 19, 1996, JOINED BY HER SPOUSE, JOHN THURSTON**, whose address is **920 South Tamiami Trail, 552, Venice, FL 34285** (hereinafter "GRANTOR"), and **TAMARA J. ADELBLUE AND RICHARD L. ADELBLUE, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **10720 North 200 West, Huntington, IN 46750** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 44, CALUSA LAKES, UNIT 7, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 39, 39A THROUGH 39C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Anya Priddle
Printed Name Anya Priddle
P.O. Address 3442 Everett Ave
North Port, FL 34286

(2) Angela Husbands
Printed Name Angela Husbands
P.O. Address 3442 Everett Ave
North Port, FL 34286

GRANTOR:

ELLA MAE THURSTON A/K/A ELLA M. THURSTON, INDIVIDUALLY AND AS TRUSTEE OF THE ELLA MAE THURSTON TRUST DATED OCTOBER 19, 1996

By: Ella Mae Thurston, Trustee
Ella Mae Thurston a/k/a Ella M. Thurston, Individually and as Trustee, aforesaid

John Thurston
John Thurston

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March, 2026, by Ella Mae Thurston a/k/a Ella M. Thurston, Individually and as Trustee of the Ella Mae Thurston Trust Dated October 19, 1996 and John Thurston, who is/are personally known to me or who has/have produced Driver License as identification.

Anya Priddle
Signature of Notary Public

Anya Priddle
Print, Type/Stamp Name of Notary

