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3/30/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473296



Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$2,345.00

File No.: 263829-91

WARRANTY DEED

This indenture made on **March 27, 2026** by **Lisa Guild, Individually, a married woman, and as Trustee of The Dennis S. Johnson and Linda B. Johnson Revocable Trust, dated November 14, 2019**, whose address is: 251 Coronado Rd, Venice, FL 34293 hereinafter called the "grantor", to **Helen Vasluianu, a single woman and Susan Northrop, a single woman, as joint tenants with rights of survivorship**, whose address is: 976 Euclid Road, Venice, FL 34293, 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:

Lots 18963, 18964 and 18965, SOUTH VENICE UNIT NO. 71, according to the Plat thereof, recorded in Plat Book 7, Page(s) 59, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0472140035

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

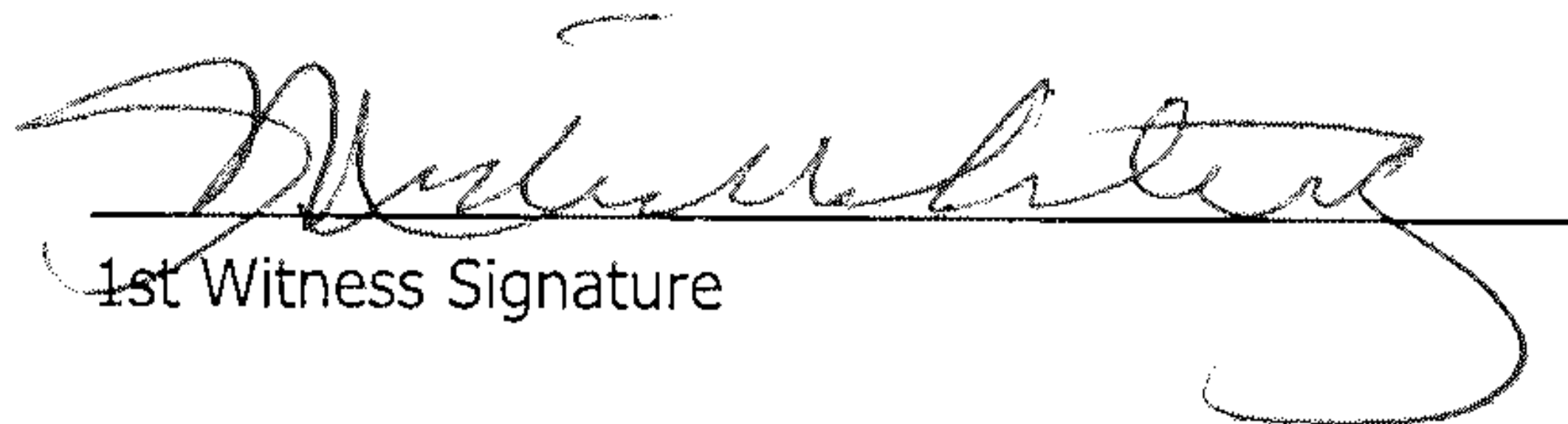
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

The Dennis S. Johnson and Linda B. Johnson Revocable Trust, dated November 14, 2019


By Lisa Guild, Trustee & Individually

Signed, sealed and delivered in our presence:

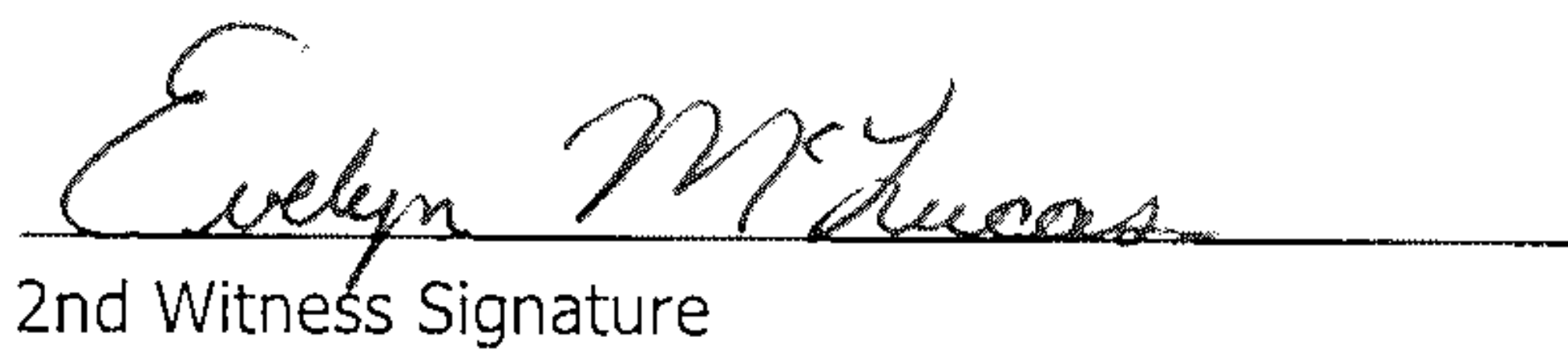

1st Witness Signature

Print Name: Michelle Wertz

Address: First International Title
2828 So. McCall Rd #216
Englewood, FL 34224
941-460-3103

State of FL


County of Charlotte


2nd Witness Signature

Print Name: Evelyn M. Lucas

Address: First International Title
2828 So. McCall Rd #216
Englewood, FL 34224
941-460-3103

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 3/23/2024, by **Lisa Guild, Individually and as Trustee of The Dennis S. Johnson and Linda B. Johnson Revocable Trust, dated November 14, 2019**, who () is/are personally known to me or who () produced a valid _____ as identification.


Notary Public Signature
Printed Name: **Michelle Wertz**
My Commission Expires: _____

