

3/30/2026 2:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473307

Prepared by and return to:

Kathy Kuhn

Legacy Settlement Services, LLC

1549 Ringling Boulevard

Suite 510

Sarasota, FL 34236

Doc Stamp-Deed: \$1,869.00

File No 2026-946-FLPS

Parcel Identification No 0470050057

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WARRANTY DEED

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

This indenture made the 26 day of **March, 2026** between **Sean F. Colson and Marianna Colson, husband and wife**, whose post office address is 128 blue Beach Street, Nokomis, FL 34275, of the County of Sarasota, Florida, Grantor, to **Rachel Crowe and Donald Crowe, wife and husband, as tenants by the entirety**, whose post office address is 207 Oberlin Road Venice, FL 34293, of the County of Sarasota, Florida, Grantees:

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

LOTS 13652, 13653 AND 13654, SOUTH VENICE UNIT 52, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

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


Signed, sealed and delivered in our presence:


Sean F. Colson


Marianna Colson


WITNESS
PRINT NAME: Carrie Stuckey

5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS



WITNESS
PRINT NAME: Kasey Geyer

5350 Desoto Rd
Sarasota FL 34235
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 26 day of March, 2026, by Sean F. Colson and Marianna Colson, () who are personally known to me or () who have produced FL DL as identification.


Signature of Notary Public

Carrie Stuckey
Print, Type/Stamp Name of Notary

