

3/30/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473486

Prepared By and Return to:  
Gary N. Kauffman, Esq.  
Kauffman Thompson, PLLC  
1990 Main Street, Suite 725  
Sarasota, FL 34236  
(941) 479-3006  
File No 7318.00001

Doc Stamp-Deed: \$0.70

**THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY, GIVEN WITHOUT CONSIDERATION AS A GIFT. PURSUANT TO F.A.C. §12B-4.014(2)(a), NO DOCUMENTARY STAMP TAXES ARE DUE.**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** is made effective as of March 30, 2026, by **SARA C. LACEY**, a single woman, whose post office address is: **5563 Bountiful Drive, Sarasota, FL 34233**, hereinafter called the Grantor, to **BRADLEY STUART SHORT and KIM BROSCHAYT SHORT**, husband and wife, whose post office address is: **7926 N. Leewynn Way, Sarasota, FL 34240**, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for no consideration, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

**Lot 43, COUNTRYWOOD ESTATES, Unit No. II, as per plat thereof recorded in Plat Book 28, Pages 6, 6A through 6C, of the Public Records of Sarasota County, Florida.**

a/k/a 7926 N Leewynn Way, Sarasota, FL 34240  
Parcel ID Number: 0234080043

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 and assessments accruing subsequent to December 31, 2025.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

*Signed, sealed and delivered in our presence:*

Sara C. Lacey  
SARA C. LACEY

[Signature]  
WITNESS  
PRINT NAME: Taykab Hart

2639 Fruitville Rd. STE 204  
Sarasota FL 34237  
WITNESS 1 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: Kim F. Bontrager

1990 Main St., Ste. 725  
Sarasota, FL 34236  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on March 30, 2026, by SARA C. LACEY,  who is/are personally known to me or  who has/have produced FDL as identification.

[Signature]  
Signature of Notary Public  
Kim F. Bontrager  
Print, Type/Stamp Name of Notary



KIM F. BONTRAGER  
Commission # HH 266851  
Expires June 12, 2026