

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041725 3 PG(S)

3/31/2026 2:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473989

Doc Stamp-Deed: \$1,890.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-024.S

WARRANTY DEED

This Indenture, made on this 31st day of March 2026 by **William Sample Hicks, Jr., a married man, joined by his spouse, Yi Yan Li** whose address is 1107 Gamma Glass Cv, Parrish, Florida 34219, hereinafter called the grantor, to **Anna Wells, an unmarried woman** whose address is 4247 Oakhurst Cir E #3033, Sarasota, Florida 34233, 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 and in consideration of the sum of **Two Hundred Seventy Thousand dollars & no cents, (\$270,000.00)** 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, viz:**

UNIT 3033, OAKHURST, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1357, PAGE 2, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 13, PAGE 43, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0068031017**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature Melodie A Palmer

Witness Printed Name Melodie A Palmer

Witness Address 50 Central Ave Suite 110

Sarasota FL 34236

Witness Signature Cynthia A Riddell

Witness Printed Name Cynthia A Riddell

Witness Address 3400 S Tamiami Trl

Sarasota, FL 34239

William Sample Hicks, Jr.

STATE OF Florida

COUNTY OF Manatee

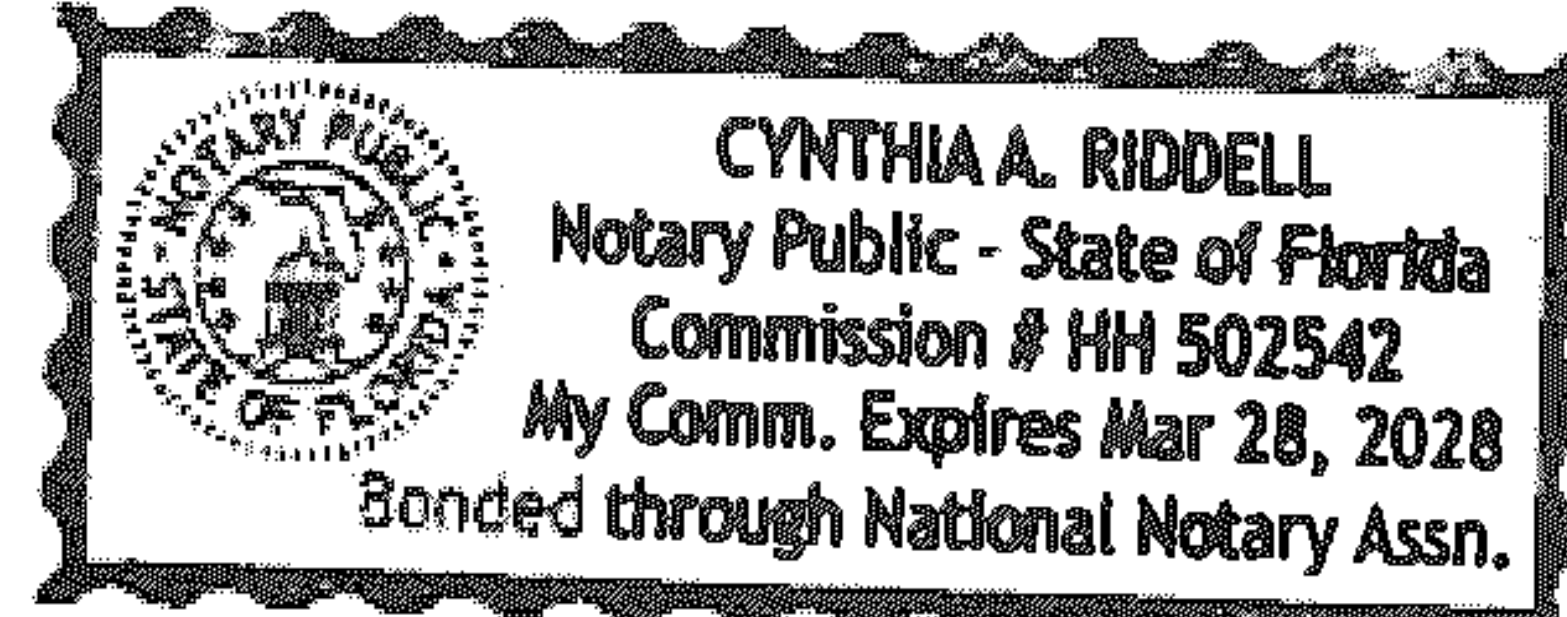
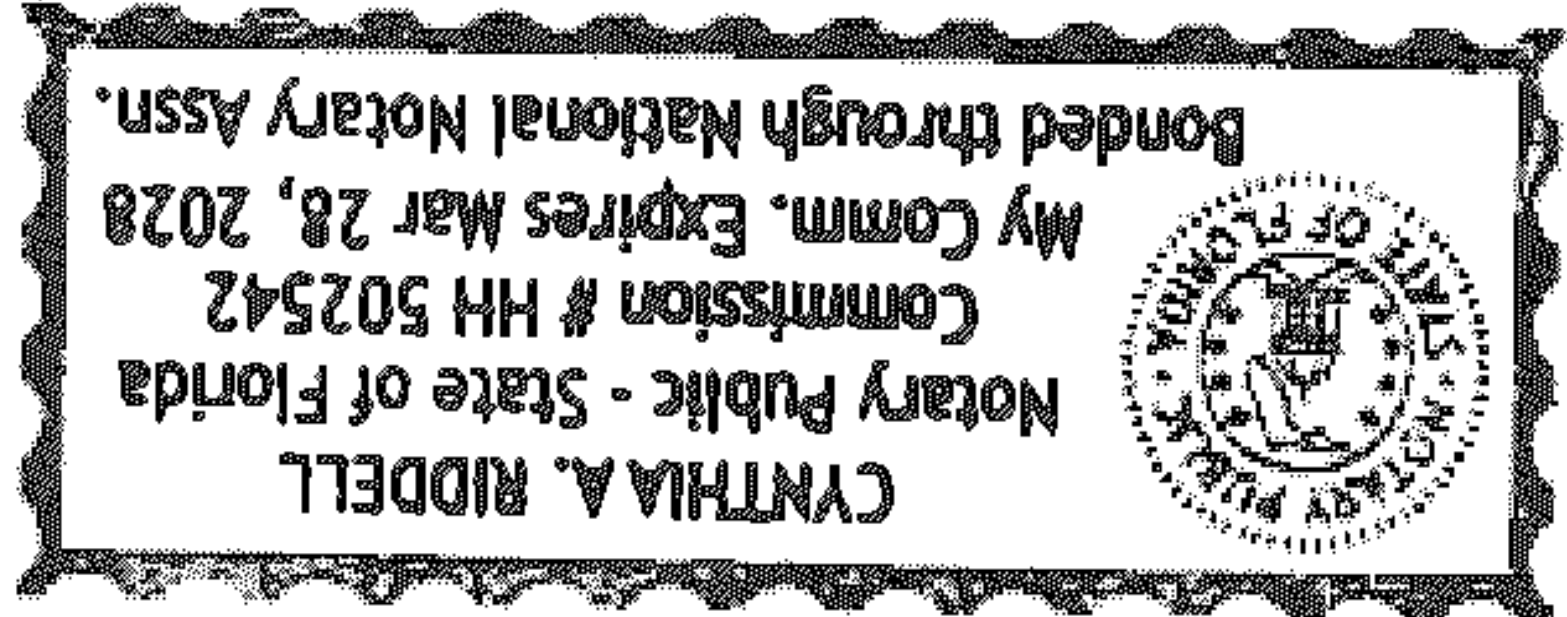
The foregoing instrument was acknowledged before me by means of physical presence or online notarization on March 30th, 2026, by William Sample Hicks, Jr., a married man, who () is personally known to me or who () has produced DL as identification.

Cynthia A Riddell
Notary Public - Signature

Print Name: _____

My Commission Expires: _____

SEAL:



In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature Juliette L. Gettle

Witness Printed Name Juliette L. Gettle

Witness Address 3400 S Tamiami Tr
Sarasota FL 34239

Witness Signature [Signature]

Witness Printed Name Deborah-Ann Ritchie

Witness Address 3400 S Tamiami Tr
Sarasota FL 34239

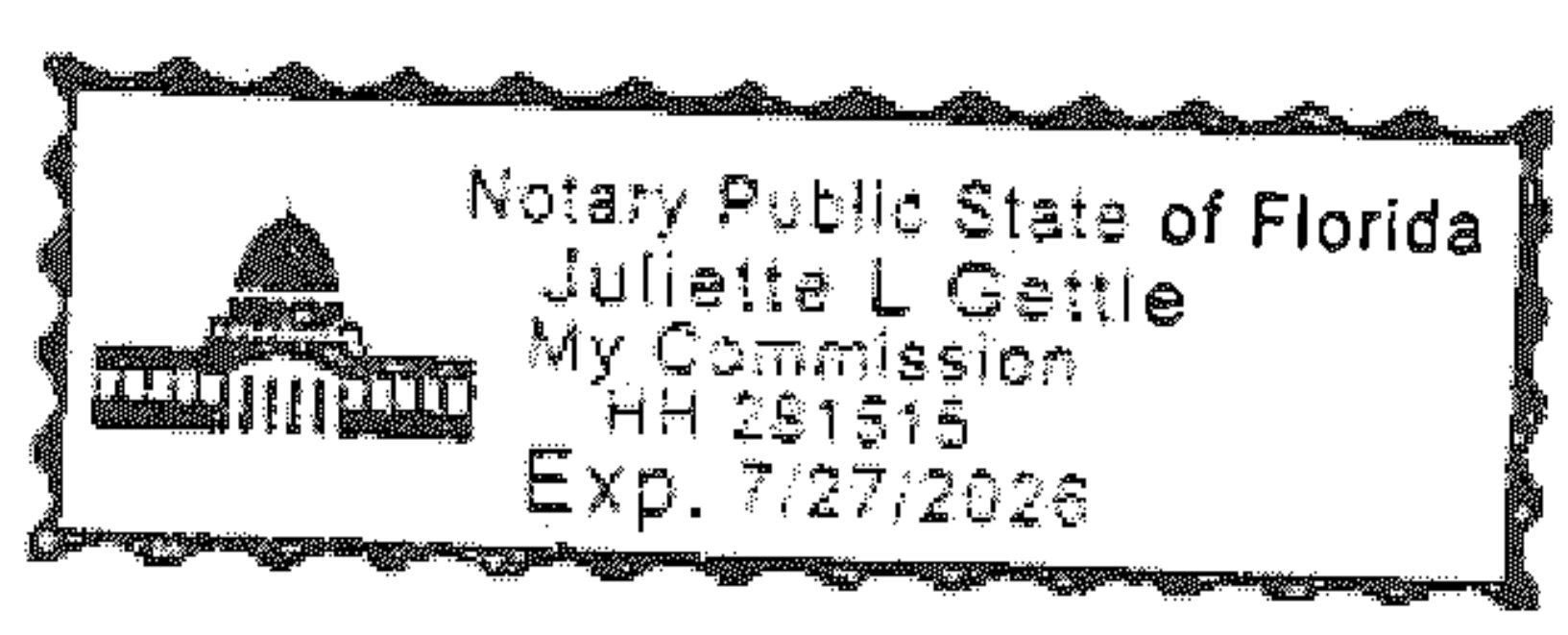
[Signature]
Yi Yan Li

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on March 30th, 2026, by Yi Yan Li who () is personally known to me or who () was produced FL DL as identification.

SEAL:



Juliette L. Gettle
Notary Public - Signature
Print Name: Juliette L. Gettle
My Commission Expires: _____