

3/31/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474128

Doc Stamp-Deed: \$13,300.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Coastal LLC
428 W 4th Street
Boca Grande, FL 33921
(941) 769-9922
File No 10644-25COAST-FL

Parcel Identification No 0497130032

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WARRANTY DEED

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

This indenture made the **31st day of March, 2026** between **JEFFREY M. HARTMAN and KATHLEEN A. HARTMAN, husband and wife**, whose post office address is **11490 Blissby Street, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantors, to **JASON C. DUININCK, Individually and as Trustee of The JASON C DUININCK REVOCABLE TRUST dated August 22, 2019**, whose post office address is **16 Southwind Drive, Englewood, FL 34223**, of the County of Sarasota, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 22, South Wind Harbor, according to the Plat thereof, recorded in Plat Book 10, Page(s) 44, 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 2027 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 Grantee 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:

[Signature]
WITNESS #1 SIGNATURE

John Desha Clark Jr
WITNESS #1 PRINTED NAME

605 W 1st St Apt 507, Fort Worth, TX. 76102
WITNESS #1 ADDRESS

Mohiuddin Ahmed
WITNESS #2 SIGNATURE

Mohiuddin Ahmed
WITNESS #2 PRINTED NAME

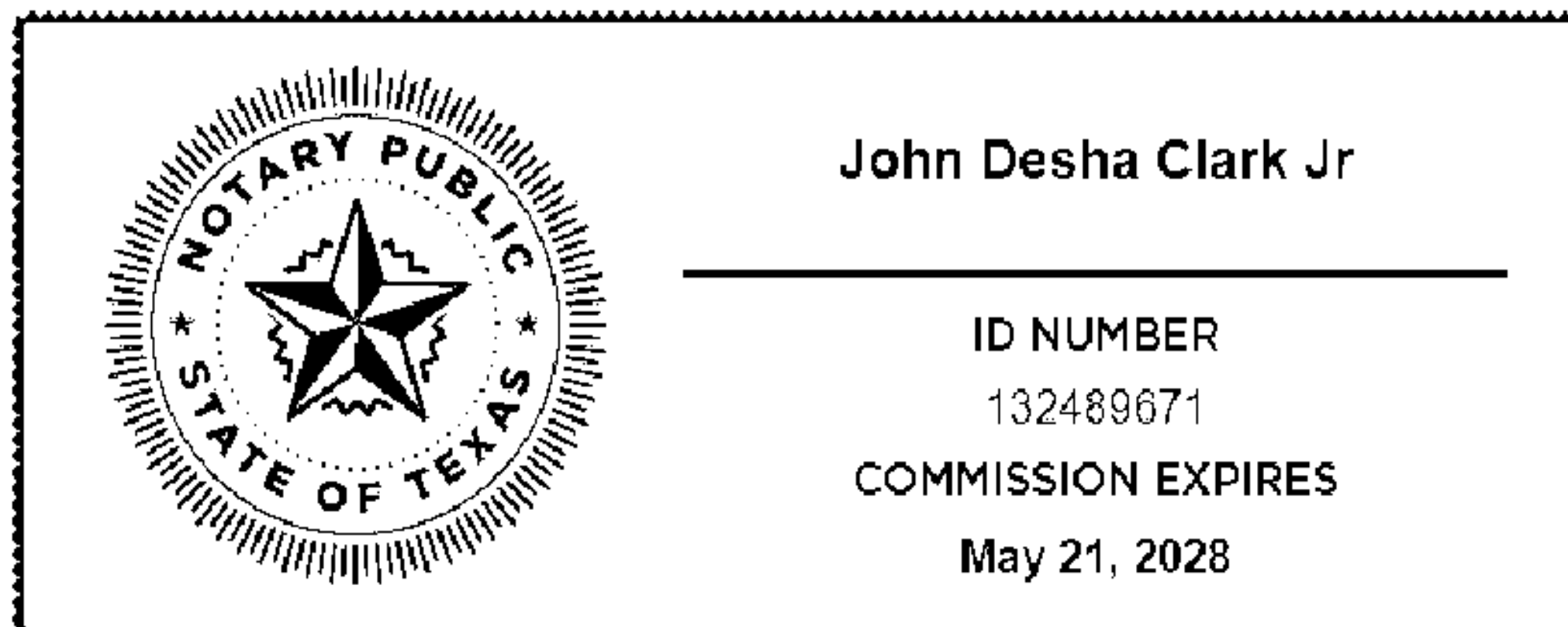
1129 Meadow Creek Dr Irving Texas 75038
WITNESS #2 ADDRESS

STATE OF ~~FLORIDA~~ Texas
COUNTY OF Tarrant

Jeffrey M Hartman
JEFFREY M. HARTMAN
Kathleen A Hartman
KATHLEEN A. HARTMAN

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 30 day of March, 2026, by JEFFREY M HARTMAN and KATHLEEN A HARTMAN, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public
John Desha Clark Jr
Print, Type/Stamp Name of Notary
Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.