

3/31/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474168

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, P.A.
1515 Ringling Blvd, 10th Floor
Sarasota, FL 34236
(941) 957-1900
File Number: 34432
Will Call No.:

Doc Stamp-Deed: \$4,900.00

Parcel Identification No. 0093110039

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of March, 2026 between Deann Howey Arnold, a single woman and Steven Jay Arnold, Jr., a single man whose post office addresses are 468 Quay Commons, Apt. 921, Sarasota, FL 34236 and 2616 Cheryle Lane, Sarasota, FL 34237 of the County of Sarasota, State of Florida, grantor*, and Carlos Montez Colbert and Andrea Ryan Colbert, Husband and Wife whose post office address is 5226 Magnolia Pond Drive, Sarasota, FL 34233 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida, to-wit:

Lot 46, MAGNOLIA POND, according to the map or plat thereof as recorded in Plat Book 38, Page 38, Public Records of Sarasota County, Florida.

Parcel Number: 0093110039

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Lajoie Hervey
Witness #1

Deann Howey Arnold
Deann Howey Arnold

Printed Name: Michelle Lajoie Hervey
Address: _____

~~1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34238~~

Tracy Munoz

Witness #2
Printed Name: TRACY MUNOZ

Address: 1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34238

Steven Jay Arnold, Jr.
Steven Jay Arnold, Jr.

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2026 by Deann Howey Arnold and Steven Jay Arnold, Jr. who are personally known or have produced drivers' licenses as identification.

[Seal]



Tracy Munoz
Notary Public
Print Name: TRACY MUNOZ
My Commission Expires: _____