

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026042011 2 PG(S)**

Consideration: \$1,350,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-47231-001

**3/31/2026 4:37 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3474216**

**Doc Stamp-Deed: \$9,450.00**

Property Appraiser's Parcel ID No.: 0421160021

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 31st day of March, 2026, by and between **NORMA L. MACDONALD, A MARRIED WOMAN**, whose address is **144 Park Street, GPH-1, Waterloo, Ontario N2L0B6, Canada** (hereinafter "GRANTOR"), and **DONALD WILBORN AND NANCY WILBORN, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY** whose address is **3009 Casey Key Road, Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 340, VENICE GOLF & COUNTRY CLUB UNIT II-B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 34, PAGE 38, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Debi Cohoon

Norma L. MacDonald  
Norma L. MacDonald

Printed Name DEBI COHOON  
P.O. Address 421 Fieldstone Dr  
Venice, FL 34292

(2) Keri Sell

Printed Name Keri Sell  
P.O. Address 201 Center Rd Suite 210  
Venice FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this ~~31st~~ <sup>23rd</sup> day of March, 2026, by Norma L. MacDonald and John Paul MacDonald  who is/are personally known to me or  who has/have produced Canada Passport as identification.

Keri Sell  
Signature of Notary Public

Keri Sell  
Print, Type/Stamp Name of Notary

