

4/1/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474554

Doc Stamp-Deed: \$2,940.00

Consideration: \$420,000.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-28

Parcel Identification No 0760101586

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WARRANTY DEED

This indenture made the 31st day of March, 2026 between MARIE LUCILLE DONAHUE, A SINGLE WOMAN, AND GAYLE BERNADETTE CRAVEN, A SINGLE WOMAN, whose post office address is 370 Governor Wentworth Highway, Wolfeboro, NH 03894, (hereinafter "Grantor"), to STEPHEN BRIAN SIEFFERMAN AND CHRISTINE MARIE SIEFFERMAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose post office address is 7516 East 115th Avenue, Winfield, IN 46307, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 1586, GRAND PALM, PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 146, 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 2026 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Doninda Wilkinson
WITNESS 1 ADDRESS: 871 Venetia Bay Blvd
Suite 200 Venice FL 34205

[Signature]
Gayle Bernadette Craven

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: JACOB VANDUREN
WITNESS 2 ADDRESS: 871 VENETIA BAY
BLVD #209 VENICE FL 34205

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 26 day of March, 2026, by Gayle Bernadette Craven, () who is/are personally known to me or (x) who has/have produced NH DC as identification.

[Signature]

Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary



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:

WITNESS 1:
SIGNATURE: Laura Antonelli
PRINT NAME: Laura Antonelli
WITNESS 1 ADDRESS: 9 Butler Dr
Middleton, MA 01949

Marie Lucille Donahue
Marie Lucille Donahue

WITNESS 2:
SIGNATURE: Rita D. Martineau
PRINT NAME: Rita D. Martineau
WITNESS 2 ADDRESS: 83 Basewood Ave.
Saugus, MA 01906

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me by means of (x) physical presence or (X) online notarization, this 24th day of March, 2026, by Marie Lucille Donahue, (X) who is/are personally known to me or () who has/have produced _____ as identification.

Rita D. Martineau
Signature of Notary Public

(Affix Notary Seal)

Rita D. Martineau
Print, Type/Stamp Name of Notary

