

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042571 2 PG(S)**

4/1/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474665

Consideration: \$400,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47713-002

Doc Stamp-Deed: \$2,800.00

Property Appraiser's Parcel ID No.: 0444-14-0004

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of March, 2026, by and between **LANCE C. WILCOX, INDIVIDUALLY, AND AS SUCCESSOR TRUSTEE OF THE RONALD RAY WILCOX LIVING TRUST EXECUTED ON 04/11/2009**, whose address is **33072 Marina Vista Drive, Dana Point, CA 92629** (hereinafter "GRANTOR"), and **ANDREW B. HARDIE AND MADELINE L. HARDIE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **205 Wetherby Street, Venice, FL 34293** (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 41, WEXFORD ON THE GREEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 6, OF 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.

The named Grantor(s) herein represent that they are the sole successor trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) Nivendia Sullivan
Printed Name Nivendia Sullivan
P.O. Address _____
4020 NW 30 Terr Unit 4Lauderdale Lakes FL 33309

(2) Trintella Wilson
Printed Name Trintella Wilson
P.O. Address 1801 Palm Village Blvd
Bay City, TX 77414

GRANTOR:

**Lance C. Wilcox, Individually and as Successor
Trustee of the Ronald Ray Wilcox Living Trust
executed on 04/11/2009**

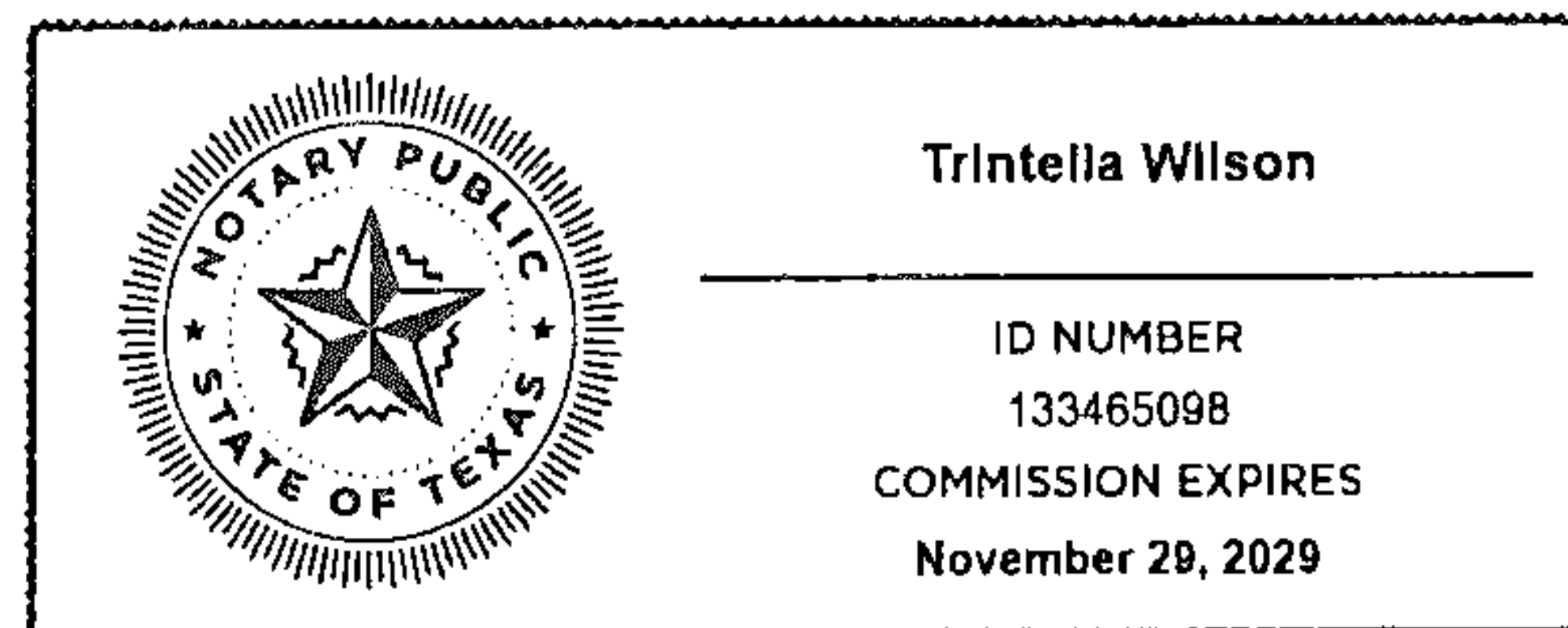
Lance C. Wilcox
**Lance C. Wilcox, individually, and
as Successor Trustee aforesaid**

STATE OF Texas
COUNTY OF Matagorda

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of March, 2026, by Lance C. Wilcox, individually, and as Successor Trustee of The Ronald Ray Wilcox Living Trust executed on 04/11/2009 who is/are personally known to me or who has/have produced DRIVER LICENSE as identification.

Trintella Wilson
Signature of Notary Public

Trintella Wilson
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.