

4/6/2026 10:06 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475756

Doc Stamp-Deed: \$1,890.00

Consideration: \$270,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47590-001

Property Appraiser's Parcel ID No.: 0020-01-1274

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **RICHARD SCOT THORNTON AND NICOLE LAFRANCE, husband and wife**, whose address is 7623 Birds Eye Terrace, Bradenton, FL 34203 (hereinafter "GRANTOR"), and **JOSUE GUERRIER, a married man**, whose address is 3497 Parkridge Circle, 16-102, Sarasota, FL 34243 (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:

UNIT 28-201, PHASE 28, OF PARKRIDGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004046838, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

(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) Barbara Casto
Printed Name Barbara Casto
P.O. Address _____
8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

(2) [Signature]
Printed Name Jack Lehen
P.O. Address _____
8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

GRANTOR:

[Signature]
Richard Scot Thornton
[Signature]
Nicole LaFrance

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of March, 2026, by Richard Scot Thornton and Nicole LaFrance, who are personally known to me or who have produced FL DL as identification.

Barbara Casto
Signature of Notary Public
Barbara Casto
Print, Type/Stamp Name of Notary

