

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044513 2 PG(S)**

4/6/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476227

Consideration: \$190,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48109-001

Doc Stamp-Deed: \$1,330.00

Property Appraiser's Parcel ID No.: 0980-03-6713

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of April, 2026, by and between **BONNIE LOU LANDRUM, AN UNREMARIED WIDOW**, whose address is **2927 County Road 240, Hallettsville, TX 77964** (hereinafter "GRANTOR"), and **KEITH R. GRAVES, JR, AN UNMARRIED MAN**, whose address is **4363 Wabasso Avenue, North Port, FL 34287**, and **DEANNA J. PALMORE, AN UNREMARIED WIDOW**, whose address is **3262 Montclair Circle, North Port, FL, 34287**, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (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 13, BLOCK 367, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 22, 22A THROUGH 22M, 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.

(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:

Bonnie Lou Landrum
Bonnie Lou Landrum

(1) Kelly Mudd
Printed Name Kelly Mudd
P.O. Address 693 Hallettsville
TX 77944

(2) Gerardo Guajardo
Printed Name Gerardo Guajardo
P.O. Address 310 TUSCANY DRIVE
VICTORIA, TEXAS 77949

¹²
STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~SARASOTA~~ LAVACA
¹²

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 2nd day of April, 2026, by Bonnie Lou Landrum, () who is personally known to me or () who has produced TEXAS Driver License as identification.

Gerardo Guajardo
Signature of Notary Public

Gerardo Guajardo
Print, Type/Stamp Name of Notary

