

4/9/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478319

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$5,075.00

File Number: 2026-20

Consideration:\$725,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 9th day of April, 2026 between John B. Schmidt and Joanne M. Schmidt, husband and wife whose post office address is 38745 Oyster Catcher Drive, Ocean View, DE 19970, grantor, and Patricia A. Muse, an unmarried woman whose post office address is 11880 Hunters Creek Road, Venice, FL 34293, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 1393, GRAND PALM, PHASE 3B, according to the plat thereof, as recorded in Plat Book 50, Page 46, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0758150029

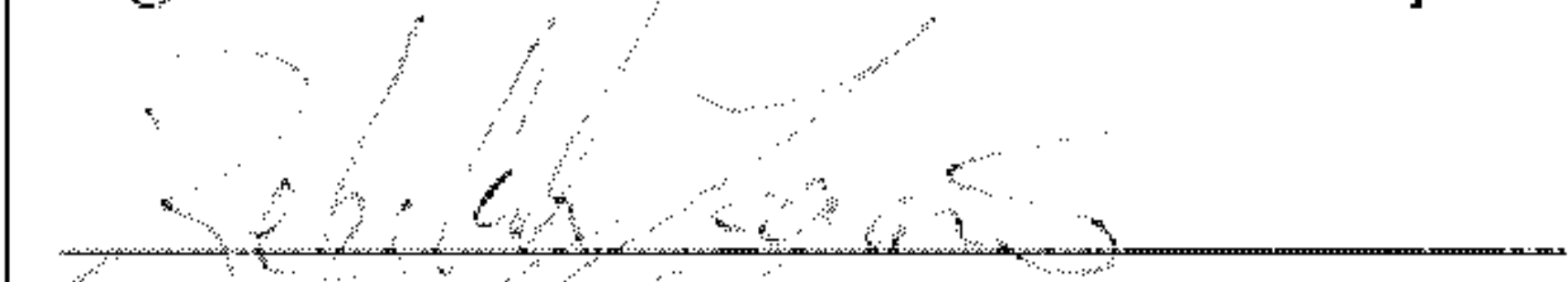
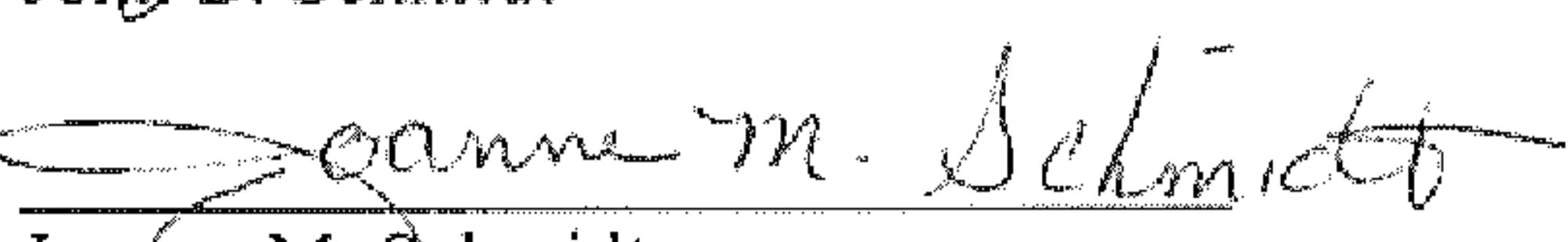
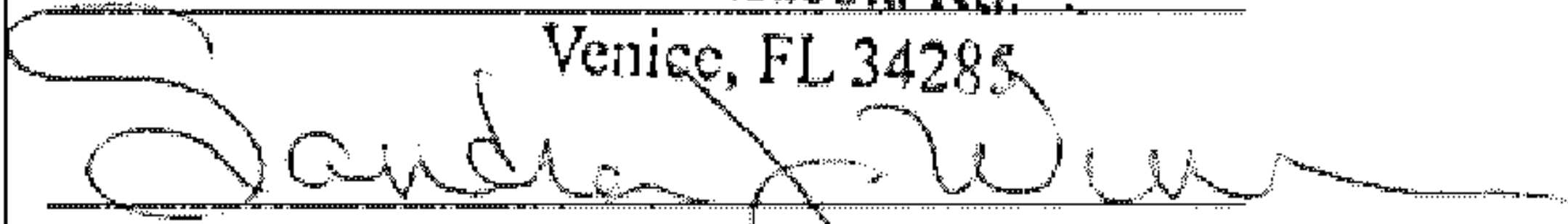
Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

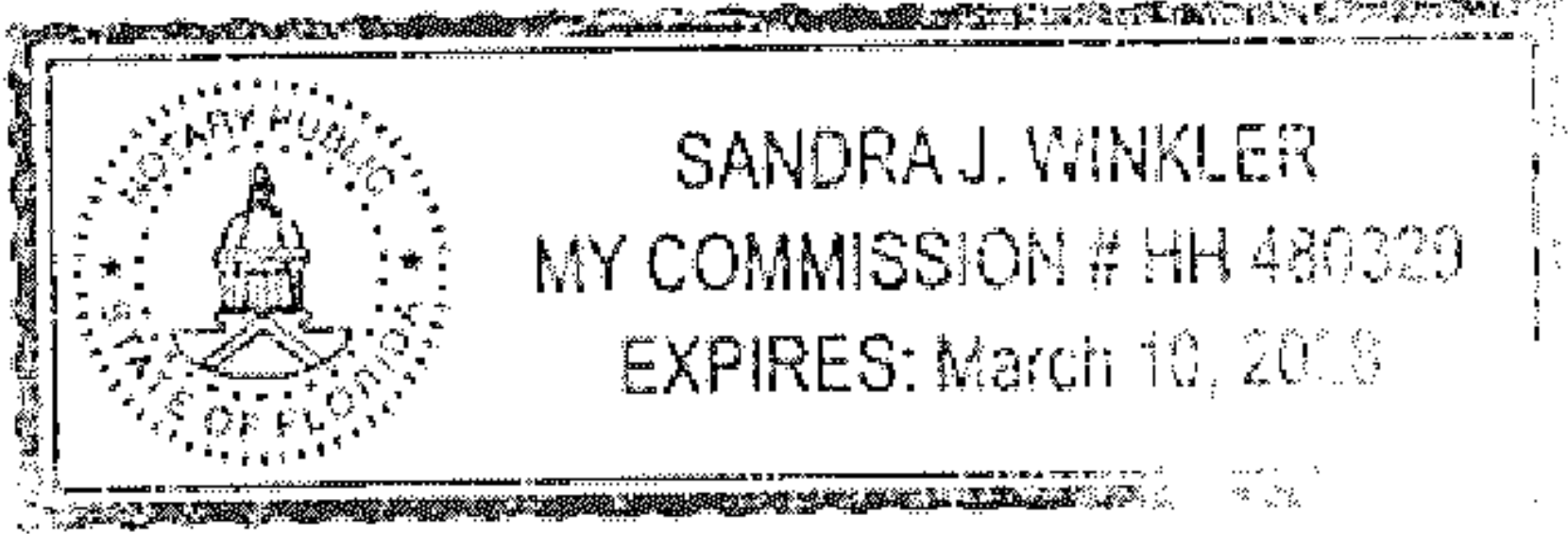
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 18 day of March, 2026.

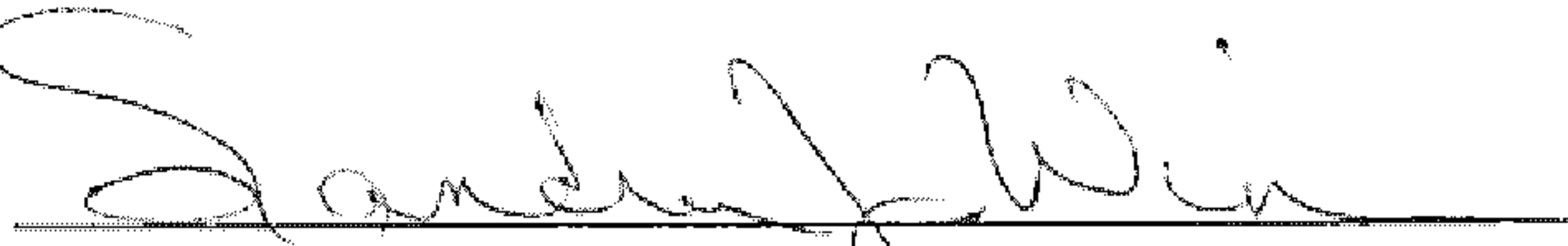
<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>REBEKAH LOZANO</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	 John B. Schmidt  Joanne M. Schmidt
 Witness Printed Name: <u>SANDRA WINKLER</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of March, 2026 by John B. Schmidt and Joanne M. Schmidt who ☐ is personally known or ☒ has produced DEDL / passport as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____