

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047352 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Port Charlotte, FL 33953

4/10/2026 11:48 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478629

File No PC-26-30

Doc Stamp-Deed: \$5,250.00

Parcel Identification No 1139-12-0310

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10th day of April, 2026 between Mark W. Everson, Individually and as Trustee, and Linda L. Everson, Individually as Trustee of Mark and Linda Everson Revocable Trust dated September 11, 2018, husband and wife, whose post office address is N6819 Canter Court, Lake Mills, WI 53551, of the County of Jefferson, Wisconsin, Grantor, to Prosenjit Rai-Choudhury and Nancy P. Williams, husband and wife, whose post office address is 2218 Silver Palm Road, North Port, FL 34288, of the County of Sarasota, Florida, 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, Florida, to-wit:

Lot 10, Block C, Bobcat Trail Phase 2, according to the Plat thereof, recorded in Plat Book 40, Page(s) 8A through 8H, 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Mark and Linda Everson Revocable Trust dated September 11, 2018

By: [Signature]
Mark W. Everson, Individually and as Trustee

By: [Signature]
Linda L. Everson, Individually as Trustee

866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

WITNESS 1 ADDRESS
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

WITNESS 2 ADDRESS

WITNESS
PRINT NAME: [Signature]

WITNESS
PRINT NAME: Jason P. Este

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2026, by Mark W. Everson, Individually and as Trustee of Mark and Linda Everson Revocable Trust dated September 11, 2018 and Linda L. Everson, Individually as Trustee of Mark and Linda Everson Revocable Trust dated September 11, 2018, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

