

4/10/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478796

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$3,675.00

File No.: MAN-2026-1019
Parcel ID Number: 0052090007

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WARRANTY DEED

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

This indenture made the 10th day of April, 2026 between Jon W. Post and Patrick Post, individually and as Co-Successor Trustees of The Alan J Post Living Trust dated August 12, 2024, whose post office address is 4949 Southeast Bollard Avenue, 4, Stuart, FL 34997, Grantor, to Casen Thompson and Lisa Gillespie, husband and wife, whose post office address is 4301 Brackenwood Court, Sarasota, FL 34232 Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of Five Hundred Twenty Five Thousand DOLLARS (U.S.\$525,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 3, Woodland Park Unit 1, according to the map or plat thereof, recorded in Plat Book 29, Page(s) 48 and 48A, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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:

Jenny L. Lurdin
WITNESS 1 SIGNATURE
PRINT NAME: Jenny L. Lurdin
WITNESS 1 ADDRESS:
2723 Hillmont Dr.
Charlotte, NC 28226

The Alan J Post Living Trust dated August 12, 2024

By: Jon W. Post
Jon W. Post, Individually and as Co-Successor Trustee

Kevin Gillen
WITNESS 2 SIGNATURE.
PRINT NAME: Kevin Gillen
WITNESS 2 ADDRESS:
2401 Canton Bluffs
Charlotte, NC 28226

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2026, by Jon W. Post, Individually and as Co-Successor Trustee of The Alan J Post Living Trust dated August 12, 2024, ☐ who is/are personally known to me or ☐ who has/have produced North Carolina Drivers License as identification.

Mara C Heilker
Signature of Notary Public
Mara C Heilker
Print, Type/Stamp Name of Notary

MARA C HEILKER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Jan. 26, 2031
(NOTARY SEAL)

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:

WITNESS 1 SIGNATURE

PRINT NAME: Karen Peterson

WITNESS 1 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

WITNESS 2 SIGNATURE

PRINT NAME: Sarah Papadakis

WITNESS 2 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

The Alan J Post Living Trust dated August 12, 2024

By: Patrick Post
Patrick Post, Individually and as Co-Successor Trustee

Co-Successor Trustee

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 3rd day of April, 2026, by Patrick Post, Individually and as Co-Successor Trustees of The Alan J Post Living Trust dated August 12, 2024, (☐) who is/are personally known to me or (☒) who has/have produced or as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

(NOTARY SEAL)

