

Prepared by and return to:
David Russell
The Closing Table of Sarasota, LLC
205 North Orange Avenue
Suite 202
Sarasota, FL 34236

4/10/2026 3:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3478911

(incident to the issuance of title insurance)

Doc Stamp-Deed: \$6,300.00

File No 2026-7

Parcel Identification No 0051080008

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

This indenture made the 10th day of April, 2026 between **Mark Alan Marshall, a married man, Individually and as Trustee of The Mark Alan Marshall Trust dated October 2, 2025**, whose post office address is 3503 North Village Court, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Jonathan Watson, an unmarried man**, whose post office address is 4916 Hidden Oaks Trail, Sarasota, FL 34232, 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 71, HIDDEN OAKS ESTATES, according to the plat thereof, as recorded in Plat Book 25, Page 24, of the Public Records of Sarasota County, Florida.

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

Grantor warrants that the property described herein is not the homestead of the grantor, nor is it contiguous to any property constituting the homestead of the grantor

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:

The Mark Alan Marshall Trust dated October 2, 2025

By:

Mark Alan Marshall, Individually and as Trustee

WITNESS

PRINT NAME:

David D. Russell

WITNESS

PRINT NAME:

Amanda Gilliland

WITNESS 1 ADDRESS

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of April, 2026, by Mark Alan Marshall, a married man, Individually and as Trustee of The Mark Alan Marshall Trust dated October 2, 2025, ☐ who is/are personally known to me or ☒ who has/have produced Dr. UC as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

