

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048211 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479432

Doc Stamp-Deed: \$3,605.00

Consideration: \$515,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-49

Parcel Identification No 0392160102

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WARRANTY DEED

This indenture made the 10th day of April, 2026 between GRETCHEN NICOLE PONTS, A MARRIED WOMAN, whose post office address is 1233 North Gulfstream Avenue, 601, Sarasota, FL 34236, (hereinafter "Grantor"), to EILEEN SUSAN HOFFMAN, AN UNREMARIED WIDOW, AND RICHARD WAYNE ANDERSON, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose post office address is 216 Brienza Loop, Nokomis, FL 34275, (hereinafter "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 County, Florida, to-wit:

LOT 102, VICENZA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 239, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The property conveyed by this document is not the homestead of the Grantor, the Grantor's spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

In Witness Whereof, Grantor has 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:

WITNESS 1 ADDRESS:

Stephanie Brockett
Stephanie Brockett
5310 26th St W
Bradenton, FL 34201

Gretchen Nicole Potts

WITNESS 2:

SIGNATURE:

PRINT NAME:

WITNESS 2 ADDRESS:

Susan L. Gee
Susan L. Gee
1833 N. Gulfstream Ave
Unit 102 Sarasota, FL 34236

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 7 day of April, 2026, by Gretchen Nicole Potts, () who is/are personally known to me or (x) who has/have produced DL as identification.

Stephanie Brockett
Signature of Notary Public

(Affix Notary Seal)

Stephanie Brockett
Print, Type/Stamp Name of Notary

