

Prepared by and return to:  
Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 4305-26SW-FL

4/14/2026 1:01 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3479977

Doc Stamp-Deed: \$2,030.00

Parcel Identification No 1122160032

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 13th day of April, 2026 between Sandra J. Vaughn, and unmarried woman, Individually and as Trustee of Sandra J. Vaughn Trust dated November 22, 2019, whose post office address is 3333 Rockman Street, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantor, to Eli Garrett Walker and Sandra Ann Walker, husband and wife, as tenants by the entirety, whose post office address is 1378 Koltborn Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:**

**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 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 32, Block 1600, Thirty-Second Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 16, 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 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:

Halley Johnsey  
WITNESS #1 SIGNATURE

Halley Johnsey  
WITNESS #1 PRINTED NAME  
151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Linda M. Ware  
WITNESS #2 SIGNATURE

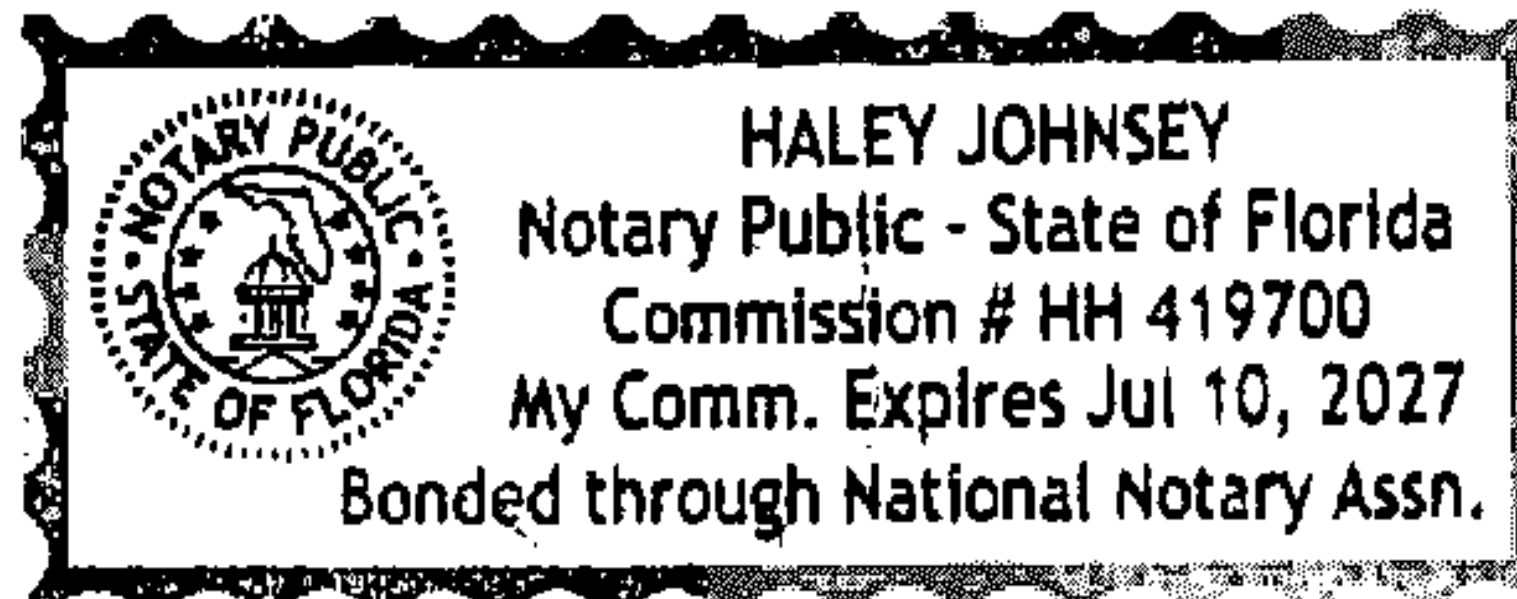
Linda M. Ware  
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285  
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 13 day of April, 2026, by Sandra J. Vaughn, Individually and as Trustee of Sandra J. Vaughn Trust dated November 22, 2019,  who is/are personally known to me or  who has/have produced drivers license as identification.

Halley Johnsey  
Signature of Notary Public  
Halley Johnsey  
Print, Type Stamp Name of Notary



Sandra J. Vaughn Trust dated November 22, 2019

By: Sandra J. Vaughn  
Sandra J. Vaughn, Individually and as Trustee