

4/14/2026 1:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480031

Doc Stamp-Deed: \$2,205.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
Wickman Law Group PLLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: WLG-4612.1Y
Consideration: \$315,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 14, 2026 Graham M. Clement, individually and as Successor Trustee of the Trust Agreement of Suzanne G. Horner dated September 22, 1986, as Restated in its Entirety on April 2, 2019, (henceforth referred to as "Grantor") of 3118 Falling Brook Dr., Kingwood, TX 77345, for consideration paid, grant to Jordan L. Furman, as Trustee of the Jordan Furman Living Trust dated November 22, 2022, and Tracy A. Furman, as Trustee of the Tracy Furman Living Trust dated November 22, 2022, (henceforth referred to as "Grantee") of 5351 Laurel Oak Ct, North Port, FL 34287, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 418, HERON CREEK, UNIT 4, a subdivision according to the plat thereof recorded in Plat Book 42, Page 48, of the Public Records of Sarasota County, Florida.

Parcel ID 0991-06-0418

Said property is not the homestead of the grantor under the laws and Constitution of the State of Florida in that neither the grantor nor any member of the household of grantor resides thereon.

Full power and authority are conferred upon the Grantee, as Trustee aforesaid, to protect, conserve, sell, lease and encumber all interests conveyed hereby, and otherwise to manage and dispose of same, it being the intent hereof to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, has/have hereunto set his hand and seal this 10 day of April, 2026.

[Signature]
Graham M. Clement, individually
and as Successor Trustee

Graham Clement
SUCCESSOR TRUSTEE

[Signature]
Witness #1 Signature

Sonja Richardson
Witness #1 Printed Name

P.O. Address: 25322 Powderline Pkwy Dr.
Spring TX 77373

[Signature]
Witness #2 Signature

Jane Clement
Witness #2 Printed Name

P.O. Address: 3118 falling Brook
Kingwood, TX 77345

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2026, by Graham M. Clement, individually and as Successor Trustee of the Trust Agreement of Suzanne G. Horner dated September 22, 1986, as Restated in its Entirety on April 2, 2019, who is personally known to me or who has produced Passport as identification.

[Signature]
Signature of Notary Public

Sonja Richardson
Print, Type/Stamp Name of Notary

