

4/15/2026 11:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480582

Doc Stamp-Deed: \$7,875.00

Incident to the issuance of title insurance.

Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00120

Warranty Deed

This Warranty Deed, dated April 14, 2026 by **Lynne C. Mosier, individually a married woman and as Trustee of the Revocable Trust of Lynne C. Mosier U/A/D The 26th Day of October 2016**, hereinafter called the Grantor, to **Terry Woodward, An Unmarried Man**, who has a mailing address of 422 Wincanton Place, Venice, FL 34293 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 58, THE RESERVE, according to the map or plat thereof, as recorded in Plat Book 33, Page 26, 26A through 26H, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0444010007

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Revocable Trust of Lynne C. Mosier U/A/D The
26th Day of October 2016

Lynne C. Mosier

**By: Lynne C. Mosier, individually and as
Trustee**

After Closing Address:

5100 Kennerly Place Drive
Saint Louis, MO 63128

Dierdre LeShee Shephard
Witness: (Signature)

Dierdre LeShee Shephard
Printed Name

1888 Kiwi Grove Ct
Address

Las Vegas NV 89142
City, State, Zip

Sumner Rawn Wilson II
Witness: (Signature)

Sumner Rawn Wilson II
Printed Name

6316 Sudbury Way
Address

North Richland Hills, TX 76182
City, State, Zip

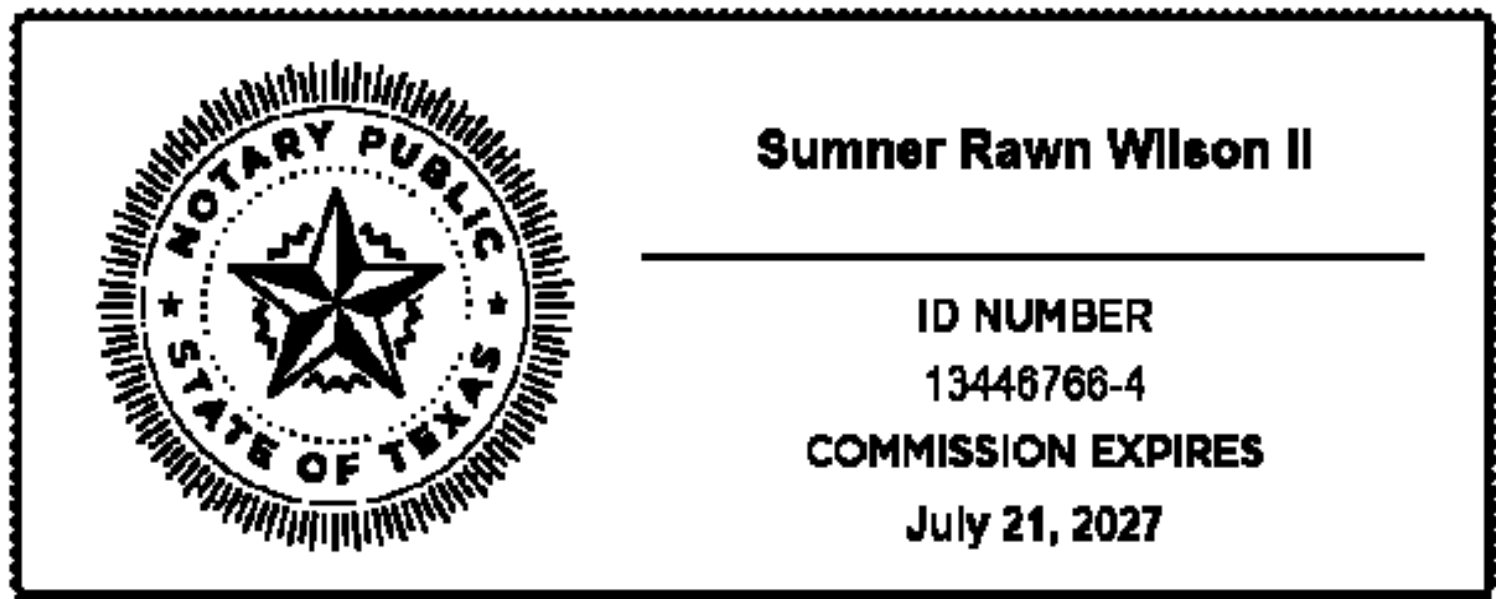
STATE OF: Texas
COUNTY OF: Tarrant

The foregoing instrument was acknowledged on 04/13/2026 by means of () physical presence or
() online notarization **By: Lynne C. Mosier, individually and as Trustee of Revocable Trust of Lynne C. Mosier
U/A/D The 26th Day of October 2016**

who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Sumner Rawn Wilson II
Notary Public (signature)

Print Name: Sumner Rawn Wilson II
My Commission Expires: 07/21/2027



Electronically signed and notarized online using the Proof platform.