

4/15/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480738

Prepared by and Return to:

Dana Johnstone

Suncoast One Title & Closings, Inc.

1212-A E Venice Avenue

Venice, FL 34285

Doc Stamp-Deed: \$2,170.00

File No.: VEN-2026-1455

Parcel ID Number: 0404-07-0022

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of April, 2026 between Morgan Lind and Jessica Lind, a married couple, whose post office address Flygtornsvagen 40, Torslanda Vstra Gotaland 42336, Sweden. Grantors, to Jaden Reid Shelburne, a single man, whose post office address is 1335 Whispering Lane, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 11, Block 13, Pinebrook South, Unit III, according to the map or plat thereof, recorded in Plat Book 23, Page(s) 48, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

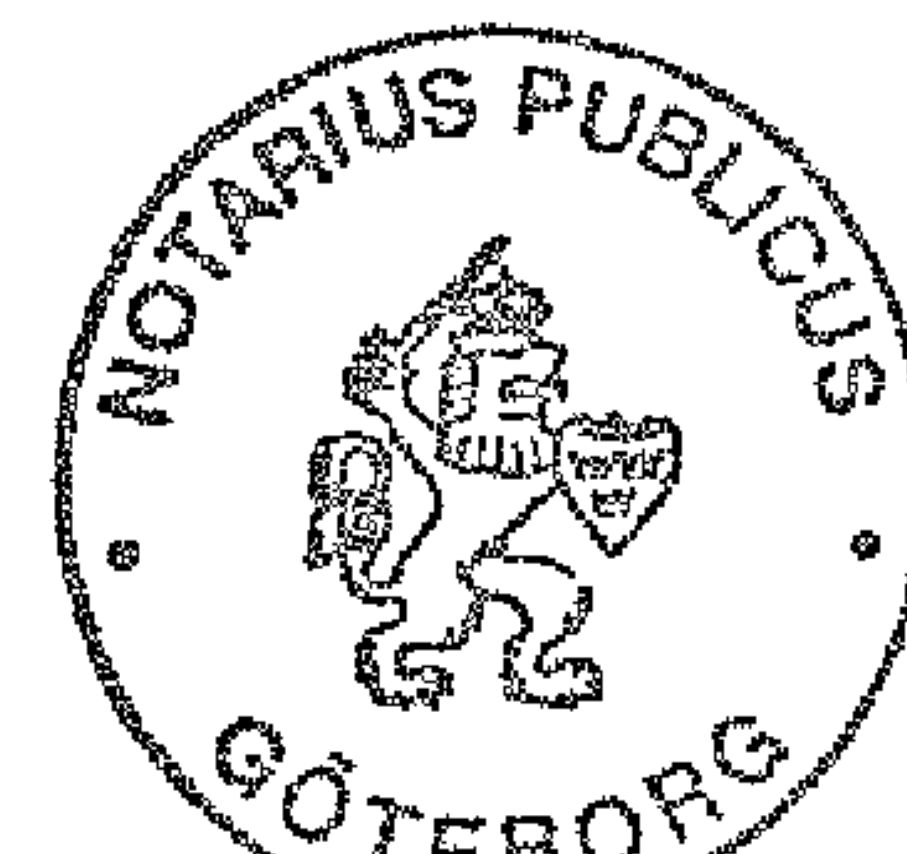
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SUNC – Warranty Deed-Non Homestead-Ind

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In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Victor Abdalla
WITNESS 1 SIGNATURE
PRINT NAME: VICTOR ABDALLA

WITNESS 1 ADDRESS:
Lilla Risäsgatan 26
413 04 Göteborg, Sweden

Morgan Lind
Morgan Lind
Jessica Lind
Jessica Lind

MR.
WITNESS 2 SIGNATURE
PRINT NAME: Anna Ramsay

WITNESS 2 ADDRESS:
Box 11911, SE-404 Göteborg
Sweden Drottninggatan 38

City
STATE OF Gothenburg
COUNTY OF Sweden
Country

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 9th day of April, 2026, by Morgan Lind and Jessica Lind, () who is/are personally known to me or (X) who has/have produced Swedish passports as identification.

MR.
Signature of Notary Public

Anna Ramsay
Print, Type/Stamp Name of Notary

Notarius Publicus i Göteborg
Box 11911
SE-404 39 Göteborg, Sweden
Visitors: Drottninggatan 38
Tel: +46 (0)31 7991090
E-mail: notarius.publicus@lindahl.se

Exp. No: 241741

