

4/15/2026 4:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480932

Doc Stamp-Deed: \$3,710.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-315

Parcel ID: 0777025580

Consideration: \$530,000.00

Warranty Deed

Know All Men By These Presents that, **John Patten, as Successor Trustee of The Revocable Inter Vivos Trust Agreement dated June 9, 1998, as Amended and Restated August 23, 2024, as further Amended on February 9, 2025,** (henceforth referred to as "Grantor") of 7040 Seminole Pratt Whitney Road, Unit 25-148, Loxahatchee, FL 33470, for consideration paid, grant to **David Basil Dufault, a single man, and Heather Marie Mitchell, a single woman,** (henceforth referred to as "Grantee") of 148 Bayou Drive, Venice, FL 34285, 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 558, of GRAN PARADISO, PHASE 2-F, according to the Plat thereof, as recorded in Plat Book 48, Page 50, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 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, hereunto set by hands and seals this 15th day of April, 2026

Linda Stramondo

Witness #1 Signature

Linda Stramondo

Witness #1 Printed Name

P.O. Address:

POSTAL CENTER

7040 SEMINOLE PRATT

WHITNEY RD #25

LOXAHATCHEE, FL 33470

Witness #2 Signature

Ken Yu

Witness #2 Printed Name

P.O. Address:

POSTAL CENTER

7040 SEMINOLE PRATT

WHITNEY RD #25

LOXAHATCHEE, FL 33470

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of April, 2026, by John Patten, as Successor Trustee of The Revocable Inter Vivos Trust Agreement dated June 9, 1998, as Amended and Restated August 23, 2024, as further Amended on February 9, 2025 who is/are personally known to me or who has/have produced D.L. - P 350-463-48046-0 identification.

Linda Stramondo

Signature of Notary Public

Linda Stramondo

Print, Type/Stamp Name of Notary



LINDA STRAMONDO
Notary Public
State of Florida
Comm# HH331168
Expires 11/13/2026

The Revocable Inter Vivos Trust Agreement dated June 9, 1998, as Amended and Restated August 23, 2024, as further Amended on February 9, 2025

By: *John Patten*
John Patten, as Successor Trustee