

Prepared By and Return To:
WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

4/16/2026 11:14 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481139

Doc Stamp-Deed: \$13,265.00

Order No.: 2026-50400JLW

Property Appraiser's Parcel I.D. (folio) Number:
0177080031

WARRANTY DEED

THIS WARRANTY DEED dated April 15, 2026, by **JUDY D. NUGENT**, a single woman, Individually and as Trustee of the **JUDY D. NUGENT REVOCABLE TRUST DATED APRIL 26, 2005**, whose post office address is 508 GULF ST., Venice, Florida 34285 (the "Grantor"), to **BRIAN MELVIN LINDMAN AND CATHERINE ANN LINDMAN**, as Trustees of the **LINDMAN FAMILY TRUST U/A/D DECEMBER OF 2025**, whose post office address is 504 GULF ST., Venice, FL 34285 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 11, Block E, Beach Park Subdivision, according to the plat thereof recorded in Plat Book 7, Page(s) 7, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

The Grantee trustee(s) herein is hereby conferred the power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of the real property described herein.

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

R. Gauss
Witness Signature

Racheal Gauss
Printed Name of First Witness

3195 S. Access Rd. Englewood,
Address of First Witness FL 34224

Jill Richardson
Witness Signature

Jill Richardson
Printed Name of Second Witness

3195 S. Access Rd. Englewood, FL
Address of Second Witness 34224

Judy D. Nugent
JUDY D. NUGENT, Individually and as
Trustee of the JUDY D. NUGENT REVOCABLE
TRUST DATED APRIL 26, 2005

Grantor Address:
508 GULF ST.
Venice, FL 34285

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 13 day of April, 2026 by JUDY D. NUGENT, Individually and as Trustee of the JUDY D. NUGENT REVOCABLE TRUST DATED APRIL 26, 2005, who is/are personally known to me or who has/have produced license as identification and who did take an oath.

R. Gauss
Notary Public, State of
My Commission Expires:
(Seal)

