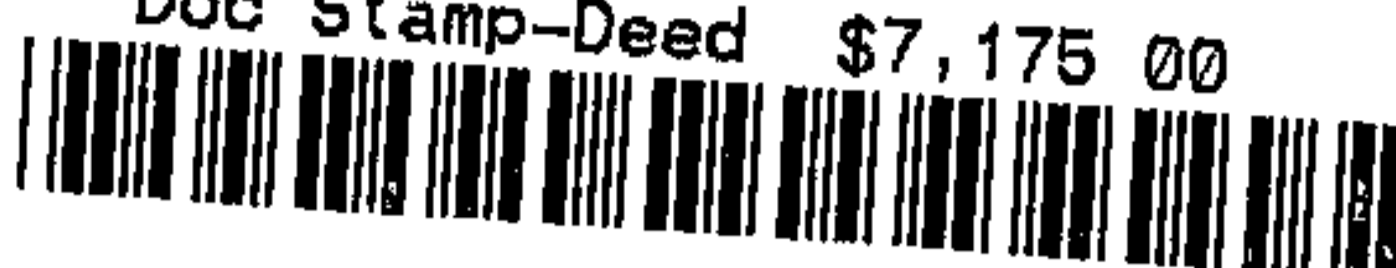


Consideration: \$1,025,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$7,175.00 ✓

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051155 2 PG(S)
April 17, 2026 02 56 33 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$7,175 00


Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

Ryan Featherstone, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 9149-2

WARRANTY DEED

This Warranty Deed is made by **Sanford M. Grossman, a/k/a Sandy Grossman, a single person**, hereinafter referred to as "Grantor," to **Matthew Blair Campbell and Yael Campbell, husband and wife**, whose address is: **7421 Weeping Willow Blvd., Sarasota, FL 34241**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 33, BENT TREE VILLAGE SUBDIVISION, Unit 3, according to the map or plat thereof as recorded in Plat Book 30, Page 14, as amended by the vacation of Lots 76 through 91, and portions of Tract A and D, as recorded in O.R. Book 1832, Page 17, Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: **0265090015**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16th day of April, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

[Handwritten Signature]

Witness 1 Signature
Witness 1 Printed Name:

Ryan A Featherstone

Witness 1 Address:

P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

[Handwritten Signature]

Witness 2 Signature
Witness 2 Printed Name:

Emily K. Jamieson

Witness 2 Address:

P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on April 16, 2026, by Sanford M. Grossman, a/k/a Sandy Grossman.

Personally known
or Produced Identification
Type of Identification Produced FDL

Notary Public
Print Name: Ryan A. Featherstone
My Commission Expires:

GRANTOR:

[Handwritten Signature]

Sanford M. Grossman, a/k/a Sandy Grossman
12070 Country Club Dr.
Rolla, MO 65401

