

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052469 2 PG(S)**

4/21/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483276

Consideration: \$227,500.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-473

Doc Stamp-Deed: \$1,592.50

Property Appraiser's Parcel ID No.: Property 1:
0445130041

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of April, 2026, by and between **JOHN F. MCCLELLAN AND ANNE E. MCCLELLAN, husband and wife, INDIVIDUALLY, AND AS CO-TRUSTEES OF THE JOHN F. MCCLELLAN AND ANNE E. MCCLELLAN JOINT REVOCABLE TRUST DATED 10/24/03, AS AMENDED AND RESTATED AUGUST 12, 2020**, whose address is **830 Carnoustie Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **FINE LINE REALTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **5876 Denison Drive, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 10, BLOCK 13, VENICE EAST, SECTION ONE, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 24, 24A & 24B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantors herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Lan H. Meadows*
Printed Name Lan H Meadows
P.O. Address 341 W. Miami Ave
Venice FL 34285

JOHN F. MCCLELLAN AND ANNE E. MCCLELLAN, INDIVIDUALLY, AND AS CO-TRUSTEES OF THE JOHN F. MCCLELLAN AND ANNE E. MCCLELLAN JOINT REVOCABLE TRUST DATED 10/24/03

(2) *Lori J. Bo*
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

John F. McClellan
John F. McClellan, Individually, and as Co-Trustee aforesaid

Anne E. McClellan
Anne E. McClellan, Individually, and as Co-Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2026, by John F. McClellan and Anne E. McClellan, Individually, and as Co-Trustees of the John F. McClellan and Anne E. McClellan Joint Revocable Trust Dated 10/24/03, who are personally known to me or who have produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

