

4/22/2026 12:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484037

Doc Stamp-Deed: \$2,240.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 3270-26SW-FL

Parcel Identification No 0419090053

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of April, 2026 between Marlene D. Coonfer, Individually and as Trustee of the Norman E. Coonfer and Marlene D. Coonfer Joint Living Trust, dated May 15, 2001, whose post office address is 12940 Basilica Drive, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Audrey Dequeker, a single woman, whose post office address is 11307 Bertolini Drive, Venice, FL 34292, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 2, Block 13, Venetian Falls Phase 3, according to the Plat thereof, as recorded in Plat Book 45, Page(s) 30, 30A through 30N, of the Public Records of Sarasota County, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Haley Johnson
WITNESS #1 SIGNATURE

Haley Johnson
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285
WITNESS #1 ADDRESS

X [Signature]
WITNESS #2 SIGNATURE

X Shawn Leo Bonzer
WITNESS #2 PRINTED NAME

12940 Basilica Dr
WITNESS #2 ADDRESS

the Norman E. Coonfer and Marlene D. Coonfer Joint Living Trust, dated May 15, 2001

By: Marlene D. Coonfer
Marlene D. Coonfer, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Marlene D. Coonfer, Individually and as Trustee of the Norman E. Coonfer and Marlene D. Coonfer Joint Living Trust, dated May 15, 2001, who is/are personally known to me or who has/have produced drivers license as identification.

Haley Johnson
Signature of Notary Public

Haley Johnson
Print, Type/Stamp Name of Notary

