

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054317 2 PG(S)

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

4/23/2026 2:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484833

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #2039100057
File- MFL-2274906
Consideration Amount \$687,500.00

Doc Stamp-Deed: \$4,812.50

WARRANTY DEED

This Indenture, Made this April 22, 2026, between David E. Vanderveen and Sarah K. Vanderveen, husband and wife, whose post office address is: 2090 Ocean Way, Laguna Beach, CA 92651, hereinafter called the "Grantor", and, Stephen D Johnston and Kimberly D Johnston, a married couple, whose post office address is: 3629 Almeria Avenue, Sarasota, FL 34239, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Lot 6, Block K, Granada, according to the Plat thereof, as recorded in Plat Book 1, Pages 57 and 58, of the Public Records of Sarasota County, Florida.

Property Address: 3629 Almeria Avenue, Sarasota, FL 34239

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

WITNESSES:
[Signature]
Witness #1 Signature

S. Mills
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

[Signature]
Witness #2 Signature

Sarah Raczynski
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S):
[Signature]
David E Vanderveen

[Signature]
Sarah K Vanderveen

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 9th day of April, 2026 by: David E. Vanderveen and Sarah K. Vanderveen, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires: _____



SHERI L. WILLIS
Commission # HH 666336
Expires June 8, 2029