

4/23/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484957

Doc Stamp-Deed: \$16,268.00

Consideration: \$2,324,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47334-001

Property Appraiser's Parcel ID No.: 0382-11-0019 and 0382-11-0020

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 23rd day of April, 2026, by and between **WILLIAM E. SMITH AND TRANG H. DUONG-SMITH, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE WILLIAM E. SMITH AND TRANG H. DUONG-SMITH REVOCABLE TRUST DATED SEPTEMBER 11, 2025**, whose address is **11505 Trailwood Dr., Venice, FL 34293** (hereinafter "GRANTOR"), AND **THOMAS JOSEPH REEDY, A SINGLE MAN**, whose address is **5005 31st Street West, Bradenton, FL 34207** (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 1, HIGHLAND CIRCLE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 228, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

LOT 2, HIGHLAND CIRCLE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 228, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

FORMERLY KNOWN AS:

LOT 14, LESS THE WEST 258.93 FEET, MISSION VALLEY ESTATES, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2, 2A AND 2B, INCLUSIVE, 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 named Grantor(s) 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(s).

(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:

(1) *Mark Lyda*
Printed Name Mark Lyda
P.O. Address 871 Venetia Bay Suite 201
Venice, FL 34285

(2) *William McComb*
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

**William E. Smith and Trang H. Duong-Smith,
individually and as Trustees of the William E.
Smith and Trang H. Duong-Smith Revocable
Trust dated September 11, 2025**

By: *William E. Smith*
**William E. Smith, individually and as Trustee
aforesaid**

By: *Trang H. Duong-Smith*
**Trang H. Duong-Smith, individually and as
Trustee aforesaid**

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of April, 2026, by William E. Smith and Trang H. Duong-Smith, individually and as Trustees of the William E. Smith and Trang H. Duong-Smith Revocable Trust dated September 11, 2025, who is/are personally known to me or who has/have produced Florida Driver License as identification.

William C. McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

