

4/24/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485299



Prepared by and Return to:  
Patty Reaves, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

Doc Stamp-Deed: \$2,221.80

File No.: 265307-91

(Space Above This Line For Recording Data)

## **WARRANTY DEED**

This indenture made on April 24, 2026, by **Frances Vogt-Strauss, Individually a single woman and as Trustee of the Frances Vogt-Strauss Revocable Trust dated July 27, 2000, as amended and restated**, whose address is: 420 George St, Sullivan, MO 63080, hereinafter called the "grantor",

to **Jackie Lindsay and Ronald Lindsay, wife and husband, for life, without any liability for waste, with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenants, the remainders if any, to Sarah Lindsay, Brian Lindsay and Katie Lindsay, as joint tenants with rights of survivorship** Grantee's address is: 138 Braemar Avenue, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

**Lot 65, WEXFORD ON THE GREEN PHASE THREE, according to the Plat thereof, recorded in Plat Book 39, Page(s) 45, 45A through 45C, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0444120018

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

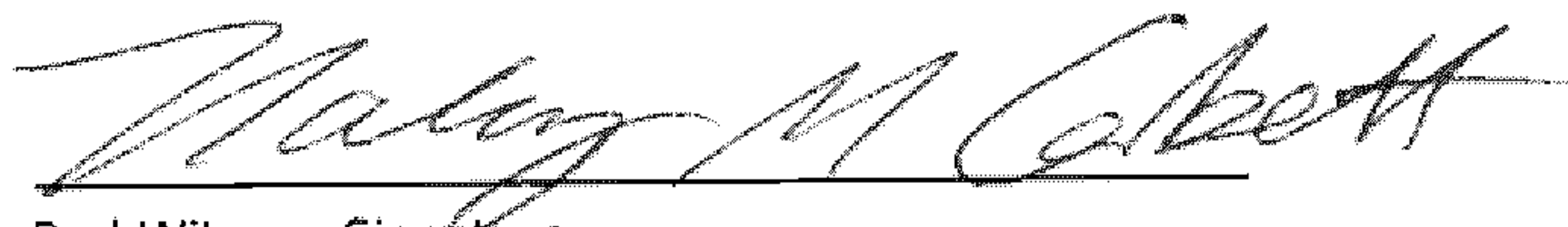


**By Frances Vogt-Strauss, individually and as Trustee of the Frances Vogt-Strauss Revocable Trust dated July 27, 2000, as amended and restated**

**Signed, sealed and delivered in our presence:**



1st Witness Signature



2nd Witness Signature

Print Name: Shannon R Reed

Print Name: Haley Corbett

Address: 343 Meadow Crest

Address: 480 Park Dr

Labadie, MO 63055

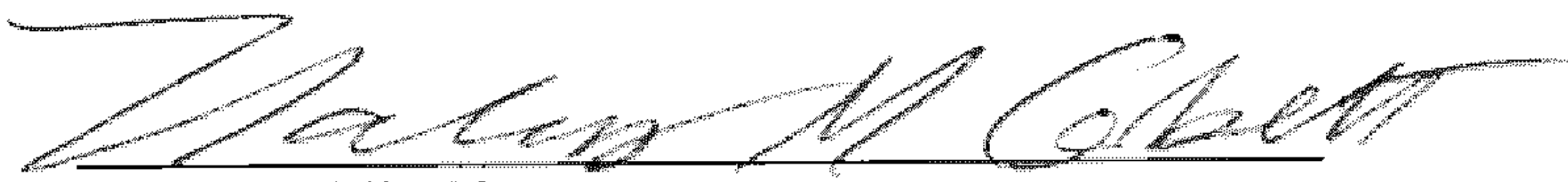
Saint Clair, MO 63077

State of Missouri

Franklin County

County of Franklin

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 4/23/26, by **Frances Vogt-Strauss, individually and as Trustee of the Frances Vogt-Strauss Revocable Trust dated July 27, 2000, as amended and restated**, who (  ) is/are personally known to me or who (  ) produced a valid Missouri Drivers License as identification.



Notary Public Signature

Printed Name: Haley Corbett

My Commission Expires: 6/11/29

(NOTARY SEAL)

HALEY MATISON CORBETT  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES JUNE 11, 2029  
FRANKLIN COUNTY  
COMMISSION #25209219