

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055773 2 PG(S)**

4/27/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486120

Consideration: \$393,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48624-001

Doc Stamp-Deed: \$2,751.00

Property Appraiser's Parcel ID No.: 0777-02-1021

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of April, 2026, by and between **LOIS ANNE RUNYAN, A WIDOW**, whose address is **14270 Royal Harbour Court, Unit 421, Fort Myers, FL 33908** (hereinafter "GRANTOR"), and **JOSUE MUSCADIN, A UNREMARIED MAN** whose address is **12 Presidio Way Falmouth, ME 04105**(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 1021, OF GRAN PARADISO, PHASE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 43, 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.

(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)

Printed Name

P.O. Address

201 Center Rd. Ste. 210
Venice, FL 34285

Lois Anne Runyan
Lois Anne Runyan

(2)

Printed Name

P.O. Address

201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2026, by Lois Anne Runyan, who is/are personally known to me or who has/have produced Driver license as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

