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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487334

Prepared by and return to:

Kelly Wise

Premier Title Partners of Florida LLC

1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948

(941) 395-0140

File No PREMACT26-159W

Doc Stamp-Deed: \$3,360.00

Parcel Identification No 0421-04-0006

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WARRANTY DEED

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

This indenture made the 28 day of April, 2026 between Mary-Jo Cooney, an unmarried woman, and Alfred S. Gilman, an unmarried man, whose post office address is 3000 Aston Gardens Drive, Apt. 327, Venice, FL 34292, of the County of Sarasota, State of Florida, Grantors, to William Taylor Thomas, jr and Kimberlee Sue Thomas, husband and wife, whose post office address is 46 Sao Paulo Drive, Punta Gorda, FL 33983, of the County of Charlotte, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 322, The Estates of Chestnut Creek, No. IV, according to the Plat thereof, recorded in Plat Book 32, Page(s) 22, 22A through 22C, 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Samira May Badawi Eadsen
WITNESS
SAMIRA MAY BADAWI EADSEN
Printed Name of First Witness
Address:
5050 Bella Terra Dr.
Vero Beach, FL 32983

Mary Jo Cooney
Mary Jo Cooney
Alfred S. Gilman
Alfred S. Gilman

Marsha Cole
WITNESS
Marsha Cole
Printed Name of Second Witness
Address:
2617 Lakewood Dr
Venice, FL 33593

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2026, by Mary-Jo Cooney and Alfred S. Gilman, who is/are personally known to me or who has/have produced FLDL & CW as identification.

Marsha Cole
Signature of Notary Public
Marsha Cole
Print, Type/Stamp Name of Notary

