

4/29/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487356

Doc Stamp-Deed: \$4,354.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 4005-26SW-FL

Parcel Identification No 0461060019

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of April, 2026 between Dallas L. Jensen and Elizabeth M. Jensen, husband and wife, whose post office address is 9665 Saratoga Lane North, Maple Grove, MN 55369, of the County of Hennepin, State of Minnesota, Grantors, to John M. Gallagher and Diane Gallagher, husband and wife, whose post office address is 328 Housatonic Ave, Stratford, CT 06615, of the County of Fairfield, State of Connecticut, 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 355, Venetia - Phase I A, according to the Plat thereof, recorded in Plat Book 40, Page(s) 1, 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:

[Handwritten Signature]
WITNESS #1 SIGNATURE

Heather Lakeman
WITNESS #1 PRINTED NAME

51 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

[Handwritten Signature]
WITNESS #2 SIGNATURE

Amy WORTH
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

[Handwritten Signature]
Dallas L. Jensen

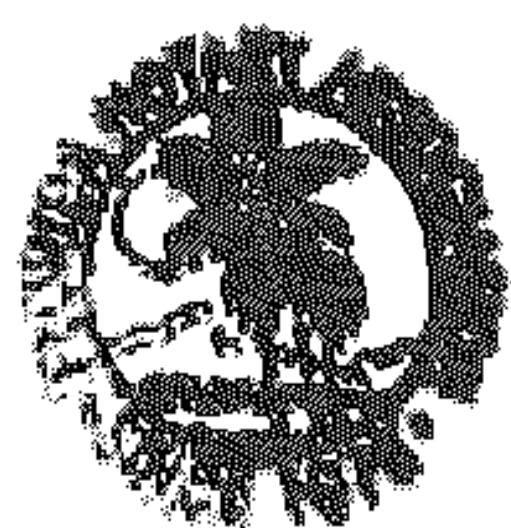
[Handwritten Signature]
Elizabeth M. Jensen

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of APRIL, 2026, by Dallas L. Jensen and Elizabeth M. Jensen, who is/are personally known to me or who has/have produced FL. DRIV. LIC. as identification.

[Handwritten Signature]
Signature of Notary Public

Amy WORTH
Print, Type/Stamp Name of Notary

 **AMY WORTH**
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2023