

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058470 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488405

Doc Stamp-Deed: \$2,274.30

Prepared by and return to:

Devan P. Spinelli, Esq.

CLOSED Coastal LLC

428 W 4th Street

Boca Grande, FL 33921

(941) 769-9922

File No 4186-26COAST-FL

Parcel Identification No 0480050015

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WARRANTY DEED

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

This indenture made the 30th day of April, 2026 between JOYCE E. OLSON, a unmarried woman, Individually and as Trustee of the DONALD R. OLSON AND JOYCE E. OLSON REVOCABLE TRUST dated April 2, 2010, whose post office address is 363 Longwood Drive, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantor, to KENT BRADFORD and MARYBETH BRADFORD, husband and wife, whose post office address is 858 Kentucky 1940, Cynthiana, KY 41031, of the County of Harrison, Commonwealth of Kentucky, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 2, Heritage Creek, according to the Plat thereof, recorded in Plat Book 47, Page(s) 18, 18A through 18E, 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 2027 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Petra Adamson
WITNESS #1 SIGNATURE

Petra Adamson
WITNESS #1 PRINTED NAME

8300 Wiltshire Dr. Port Charlotte FL 33981
WITNESS #1 ADDRESS

[Signature]
WITNESS #2 SIGNATURE

Laura Mashin
WITNESS #2 PRINTED NAME

8300 Wiltshire Dr Port Charlotte 33981
WITNESS #2 ADDRESS

the DONALD R. OLSON AND JOYCE E. OLSON
REVOCABLE TRUST dated April 2, 2010

By: Joyce E. Olson
JOYCE E. OLSON, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30
day of April, 2026, by JOYCE E. OLSON, Individually and as Trustee of the DONALD R. OLSON AND JOYCE E. OLSON
REVOCABLE TRUST dated April 2, 2010, who is/are personally known to me or who has/have produced
DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

