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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488808

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$2,345.00

File Number: 2026-54

Consideration:\$335,000.00

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## Warranty Deed

**This Warranty Deed** made as of this 1st day of May, 2026, between Nancy L. Utz, individually and as Sole Surviving Trustee under The Lloyd J. and Nancy L. Utz Revocable Trust, Dated July 16, 2019, whose post office address is 295 Village Lane, 246, Greenwood, IN 46143, grantor, and Elzbieta M. Thompson, an unmarried woman, whose post office address is 20108 Pezzana Drive, Venice, FL 34292, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:

**Lot 1, Block 61, Venetian Falls Phase 3, according to the map or plat thereof, as recorded in Plat Book 45, Pages 30, 30A through 30N, inclusive, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0419100041**

**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 anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**Grantor Hereby Represents** that they are the duly appointed and qualified Trustee under the **The Lloyd J. and Nancy L. Utz Revocable Trust, Dated July 16, 2019** (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

**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 31, 2025**.

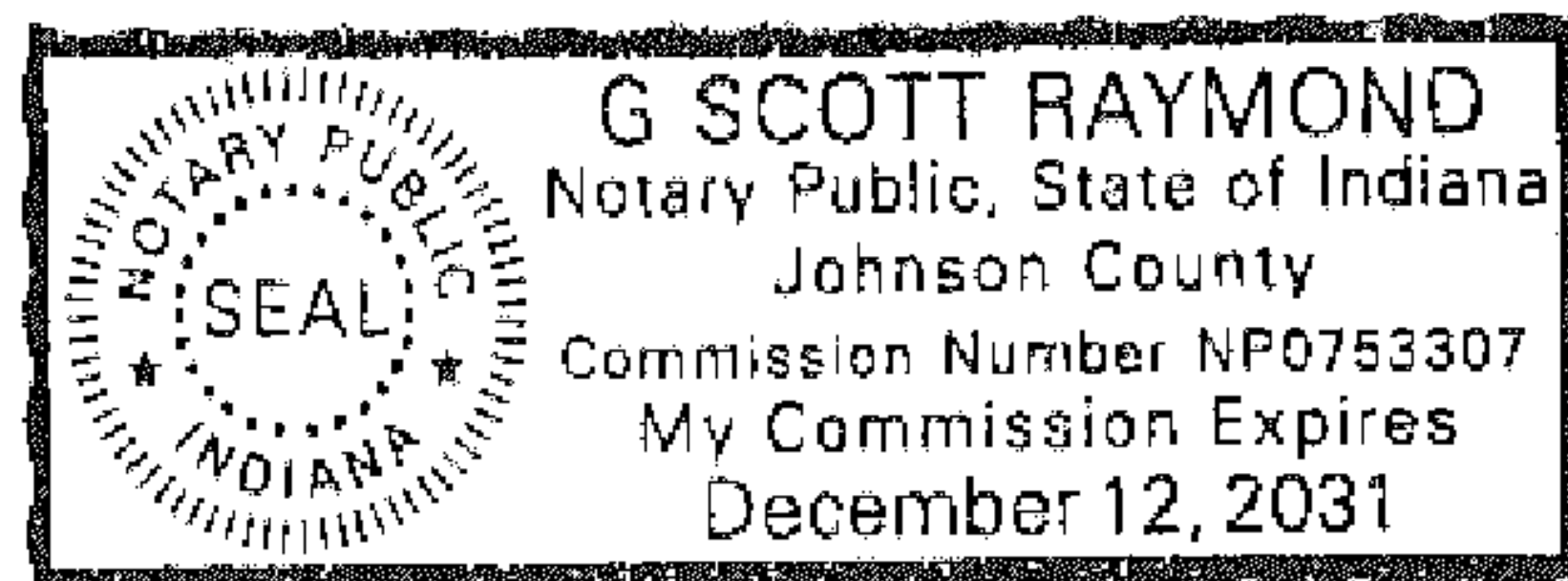
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 29 day of April, 2026.

<p>Signed, sealed and delivered in our presence:</p> <p><u>Hanna Brown</u> Witness Printed Name: <u>Hanna Brown</u> Address: <u>952 Aries Blvd</u> <u>Franklin, IN 46131</u></p> <p><u>GSR</u> Witness Printed Name: <u>G. Scott Raymond</u> Address: <u>4323 Blue Spruce Ct</u> <u>Greenwood, IN 46143</u></p>	<p><u>Nancy L. Utz</u> Nancy L. Utz, individually and as Sole Surviving Trustee under The Lloyd J. and Nancy L. Utz Revocable Trust, Dated July 16, 2019</p>
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State of Indiana  
County of Johnson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of 29th April, 2026, by Nancy L. Utz, individually and as Sole Surviving Trustee under The Lloyd J. and Nancy L. Utz Revocable Trust, Dated July 16, 2019, who  is personally known or  has produced Drivers License as identification.

[Seal]



GSR  
Notary Public  
Print Name: G. Scott Raymond  
My Commission Expires: 12/12/2031