

5/4/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489108



Doc Stamp-Deed: \$3,395.00

Prepared by and Return to:

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-02475

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 1st day of May, 2026 by Patricia A. Bullock, A Single Woman, individually and as Trustee of Patricia A. Bullock Revocable Trust dated April 19, 1996, hereinafter called the Grantor, to Paul Scott Kilpatrick, Trustee and Heather Noelle Kilpatrick, Trustee of the Paul Scott Kilpatrick Revocable Trust dated January 17, 2023 and Heather Noelle Kilpatrick, Trustee and Paul Scott Kilpatrick, Trustee of the Heather Noelle Kilpatrick Revocable Trust dated January 17, 2023, whose post office address is: 928 S Gondola Dr, Venice, FL 34293, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 34024, VENICE GARDENS, UNIT 34, SECTION 2, as per plat thereof recorded in Plat Book 22, Pages 38 and 38A, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0438060027

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.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.
WARRANTYDEED
REV 9/18/2023
LS

Signed, sealed and delivered in our presence:

Donna Grubbs
Witness: (Signature)

Printed Name DONNA Grubbs

304 W Venice Ave
Address

Venice FL 34285
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Stephanie Flint

304 W. Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

Patricia A. Bullock Revocable Trust dated April 19, 1996

Patricia A. Bullock
By: Patricia A. Bullock, individually and as Trustee
667 Crane Prairie Way
Osprey, FL 34229

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29 day of April, 2026, by Patricia A. Bullock, individually and as Trustee, who: [] is personally known to me or [] produced drivers license as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name:
My Commission Expires:
Stamp/Seal:

