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INSTRUMENT # 2026059558 2 PG(S)

5/4/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489322

CONSIDERATION: \$1,025,000.00

DOC TAX: \$7,175.00

RECORD: \$ 19.00

PARCEL ID NO.: 0576-01-0010

Prepared by and return to:

Doc Stamp-Deed: \$7,175.00



50 Central Avenue, Eighth Floor  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Peter T. Currin, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 1<sup>st</sup> day of May 2026, by and between DONNA KAY JONES, individually and as Successor Trustee of the Annette Blackman Living Trust dated September 30, 2002, as amended, hereinafter referred to as Grantor, whose post office address is 2590 McDonald Lane, Malabar, Florida 32950, and BRIAN J. PRUETT and DEBORAH H. PRUETT, husband and wife, hereinafter referred to as Grantee, whose post office address is 4674 Hidden River Road, Sarasota, Florida 34240.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to her in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lots 1 and 8, HIDDEN RIVER, according to the map or plat thereof as recorded in Plat Book 18, Page 41, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of her family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

Grantor herein certifies that Annette Blackman a/k/a Flossie Annette Blackman, deceased, was not survived by spouse or minor child.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Christie Ford  
Witness Name: Christie Ford  
Witness Address: 259 SW Federal Hwy  
Stuart, FL 34994

Donna Kay Jones  
DONNA KAY JONES, individually and as  
Successor Trustee aforesaid

Elsa M. Domingo  
Witness Name: Elsa M. Domingo  
Witness Address: 5472 SE 47th Ave  
Stuart, FL 34997

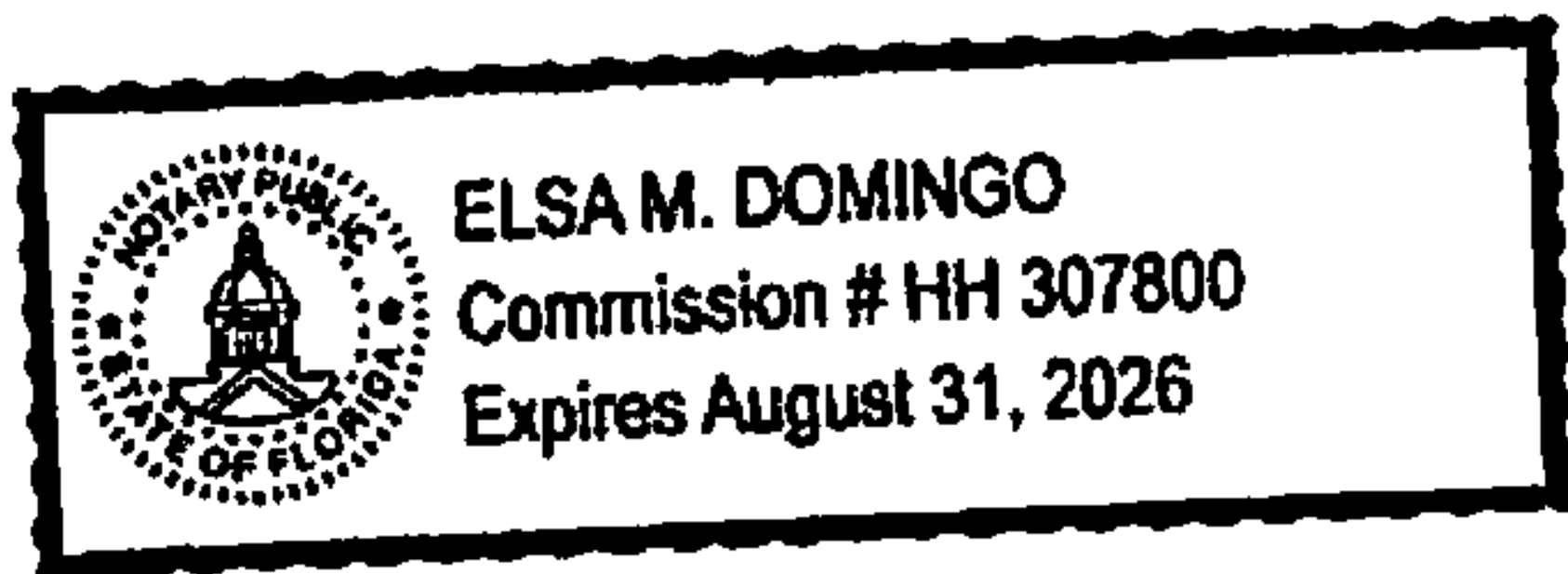
STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of April 2026 by DONNA KAY JONES, individually and as Successor Trustee of the Annette Blackman Living Trust dated September 30, 2002, as amended, on behalf of the trust. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Elsa M. Domingo  
Signature of Notary Public

(Notary Seal)

Elsa M. Domingo  
Print Name of Notary Public



I am a Notary Public of the State of FL and my commission expires on 8/31/26.