

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026062066 2 PG(S)

5/7/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491448

Prepared and After  
Recording Return to:  
Joshua Cartwright  
4847 Sweetmeadow Circle, Sarasota, FL 34238

Parcel ID Number: 0122010026

Doc Stamp-Deed: \$0.70

Consideration: None-creating contingent future interest in remainderman which is impossible to value.  
Minium Documentary Stamp Tax Paid is in the amount of \$.70.

## WARRANTY DEED

Made May 7, 2026, by **Joshua Ryan Cartwright, an unmarried man**, whose address is 4847 Sweetmeadow Circle, Sarasota, FL 34238 (the "Grantor"), to

**Joshua Ryan Cartwright, an unmarried man, for a life estate**, whose address is 4847 Sweetmeadow Circle, Sarasota, FL 34238, for the term of his natural life, without any liability for waste, with full beneficial interest for homestead exemption, with lifetime possession, use, and enjoyment of the rents and profits of the property described herein, and with full power and authority in said life tenant to sell, convey, mortgage, lease, pledge, lien or otherwise manage, control and dispose of the property, in whole or in part, or grant any interest therein described herein, by gift, sale, or otherwise (including a deed to myself, or myself and others(s), to effectively cancel this deed), in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon my death, **the remainder, if any** (if the property described herein has not been previously disposed of prior to the death of said life estate holder), to **Nicole Marie Brickhouse**, whose address is 4847 Sweetmeadow Circle, Sarasota, FL 34238 (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 AND 00/100 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 situate in **Sarasota**, Florida, to-wit:

**Lot 36, Parcel B, TURTLE ROCK, UNIT 1, as per plat thereof recorded in Plat Book 36, Page 34, of the Public Records of Sarasota County, Florida.**

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

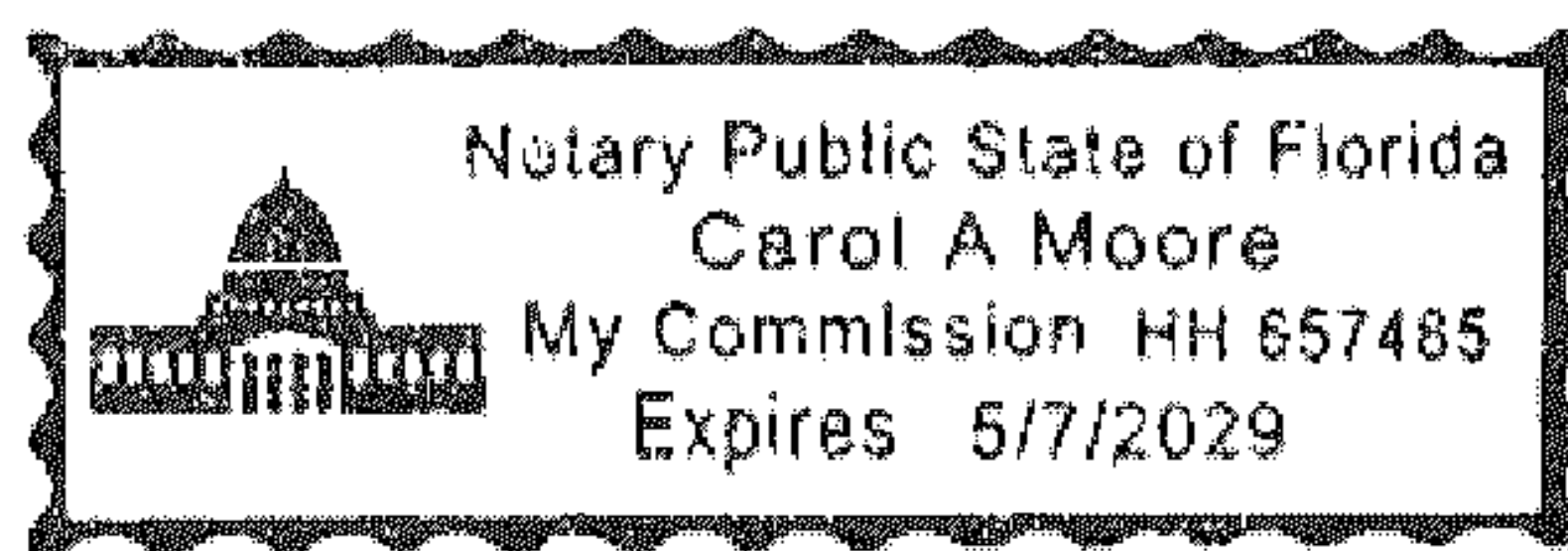
Carol A Moore  
Witness Printed Name Carol A Moore  
Witness #1 Address 5679 Bent Oak Tr  
Sarasota FL 34237

Joshua Ryan Cartwright  
Joshua Ryan Cartwright

Cristina Bonaccorso  
Witness Printed Name Cristina Bonaccorso  
Witness #2 Address 2477 Stickney Point Rd.  
Sarasota FL 34231

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 7th day of May, 2026, by Joshua Ryan Cartwright, an unmarried man, who is/are  personally known to me or who has/have  produced FLDL as identification.



Carol A Moore  
Notary Public  
Print Name: Carol A Moore  
My Commission Expires: 5-7-29